

2 bed detached bungalow to buy in NG16

Holly Farm Court, Newthorpe, Nottingham, Nottinghamshire, NG16 2YA

£110,000 Starting Bid

x 2 x 1 x 1

Tenure

Freehold

Garage parking

Garden

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Detached Bungalow
- 2 Bedrooms
- Freehold
- EPC Rating D

Key Information

- Council Tax: Band B
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: None
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
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- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Offered for sale this delightful two bedroom detached bungalow having double glazing and gas central heating.

The accommodation briefly comprises of entrance porch, entrance hall, lounge/diner, kitchen two bedrooms and shower room.

Outside there are gardens to the front side and rear.

Drive leading to garage.

AUCTIONEER'S COMMENTS

Pattinson Auction are working in Partnership with the marketing agent, Martin & C Worcester, on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

AUCTIONEER'S ADDITIONAL COMMENTS

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £110,000

Property Type: Detached Bungalow

USPs: Garden

Parking: Garage, Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

Outside

To the front of the property there is a garden area with mature shrubs, security lighting, block paved driveway which leads to the garage having up and over door, courtesy door to the rear garden. To the rear of the property there is a lawned garden, raised borders and fenced borders.

Shower room

Having a double glazed frosted window, shower cubicle with shower over, wash hand basin and low flush wc. Tiling to the walls and tiling to the floor.

Bedroom 2

3.07m x 2.03m (10'0" x 6'7")

Having a double glazed window and central heating radiator.

Bedroom 1

3.12m x 2.95m (10'2" x 9'8")

Having a double glazed window, central heating radiator and walk in wardrobe

Kitchen

2.95m x 2.21m (9'8" x 7'3")

Double glazed window to the rear elevation, stainless steel sink unit with mixer taps and side drainer inset into roll edged work surfaces a range of base and wall units, built in oven and hob, plumbing for washing machine and tiled splash back areas.

Lounge/Diner

3.96m x 3.23m (12'11" x 10'7")

Double glazed window to the front elevation, double glazed patio door giving access to the enclosed rear garden, electric fire with fire surround, central heating radiator and coving to the ceiling.

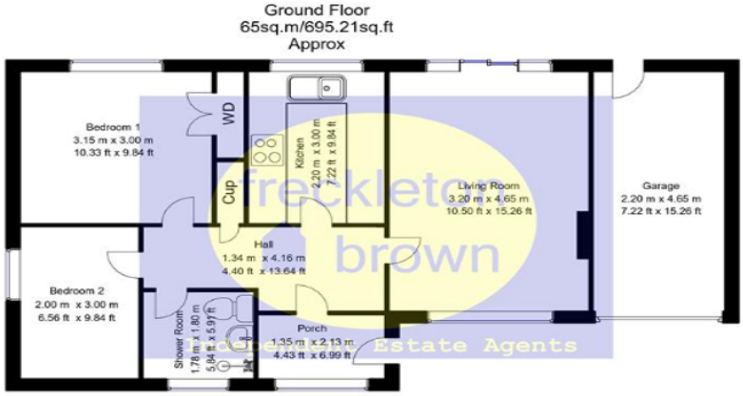
Entrance Hall

The entrance hall gives access to the lounge /diner, kitchen, two bedrooms, shower room and walk in store cupboard.

Entrance Porch

Having a door to the side elevation, glazed window to the front elevation and access given through to the entrance hall.

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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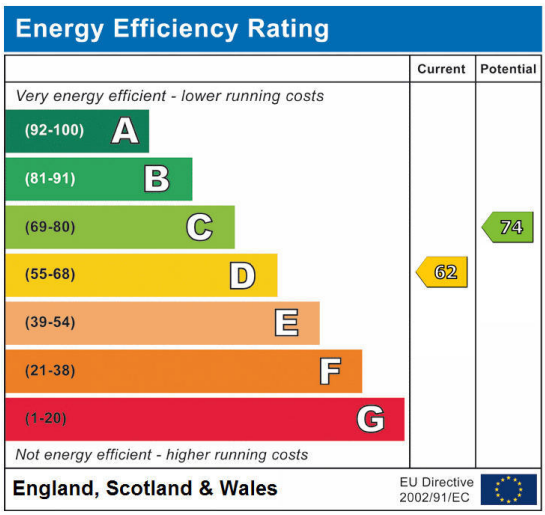

Holly Farm Court, Newthorpe, Nottingham, Nottinghamshire, NG16 2YA

Contact your local branch today for more information on this property:

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