



2 bed bungalow to buy in NG15

School Avenue, Hucknall, Nottingham,
Nottinghamshire, NG15 6SN

£155,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Semi Detached House
- ✓ Two Bedroom
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ 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 is this two bedroom semi detached bungalow having double glazing and gas central heating. The accommodation comprises of kitchen/diner, lounge, inner hall, two bedrooms and bathroom, Outside there is a garden to the front and enclosed garden to the rear. The property also benefits from an allocated car parking space. The property is sold with the current tenants the income of £10,020 per annum. This property is an ideal investment purchase and viewing is strongly recommended. *Council Tax Band A*

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent 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.

Auctioneers Additional Comments

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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.

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 6% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 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: A

Tenure: Freehold

Price: Starting Bid £155,000

Property Type: Bungalow

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate 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: Cable

Mobile signal coverage: Good

Kitchen

4.75m x 3.56m (15'7" x 11'8")

Upvc door to the side elevation leads into the kitchen diner. The kitchen/diner comprises of a one and half bowl sink unit with mixer taps and side drainer inset into roll edge work surfaces, a range of base and wall units with space for cooker and plumbing for automatic washing machine. Double glazed window to the front elevation and double glazed window to the side elevation. Door leading to the lounge.

Lounge

4.95m x 3.35m (16'2" x 10'11")

Double glazed window to the front elevation. gas fire with fire surround. Central heating radiator and coving to the ceiling. Door to the inner hall.

Inner Hall

Access to the two bedrooms and shower room.

Bedroom One

3.28m x 2.95m (10'9" x 9'8")

Double glazed window and central heating radiator.

Bedroom Two

5.33m x 2.64m (17'5" x 8'7")

Double glazed French door to the rear garden and central heating radiator.

Shower Room

White suite comprising of shower cubical with shower over, sink unit with storage below, low flush wc. Chrome heated ladder towel rail. Tiling to the walls.

Outside

Lawned garden to the front of the property with a patio area. Block paved garden to the rear of the property with shore shed. Fencing to the perimeter. Gate to allocated car parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

School Avenue, Hucknall, Nottingham, Nottinghamshire, NG15 6SN

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

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