

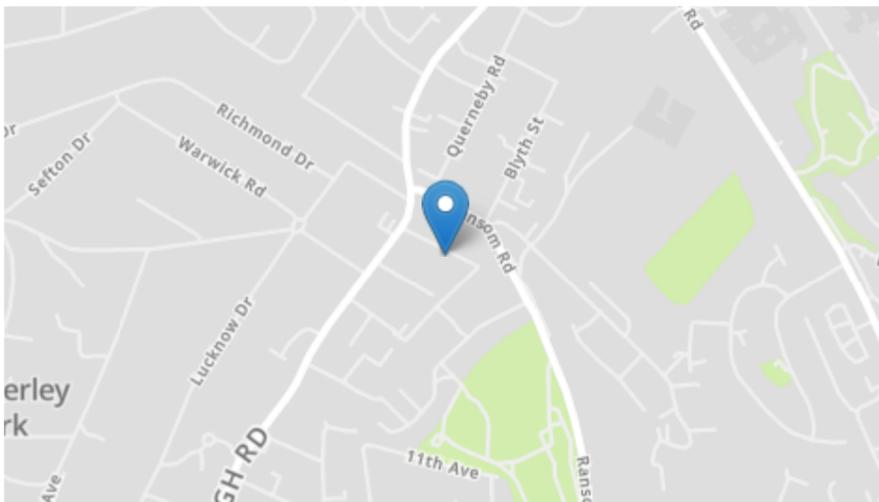
32 Corby Road, Nottingham, NG3 5HF

£160,000



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£160,000



- 3 Storey End Terrace House
- 4 Bedrooms
- Generous Lounge Diner
- Fitted Kitchen
- 2 Bathrooms
- South West Facing Rear Garden
- Ease of Access to Nottingham City Centre
- Walking Distance to Amenities
- Excellent Road & Public Transport Links
- Ideal Investment Opportunity
- Immediate 'exchange of contracts' available Being sold via 'Secure Sale'

Our Seller says....

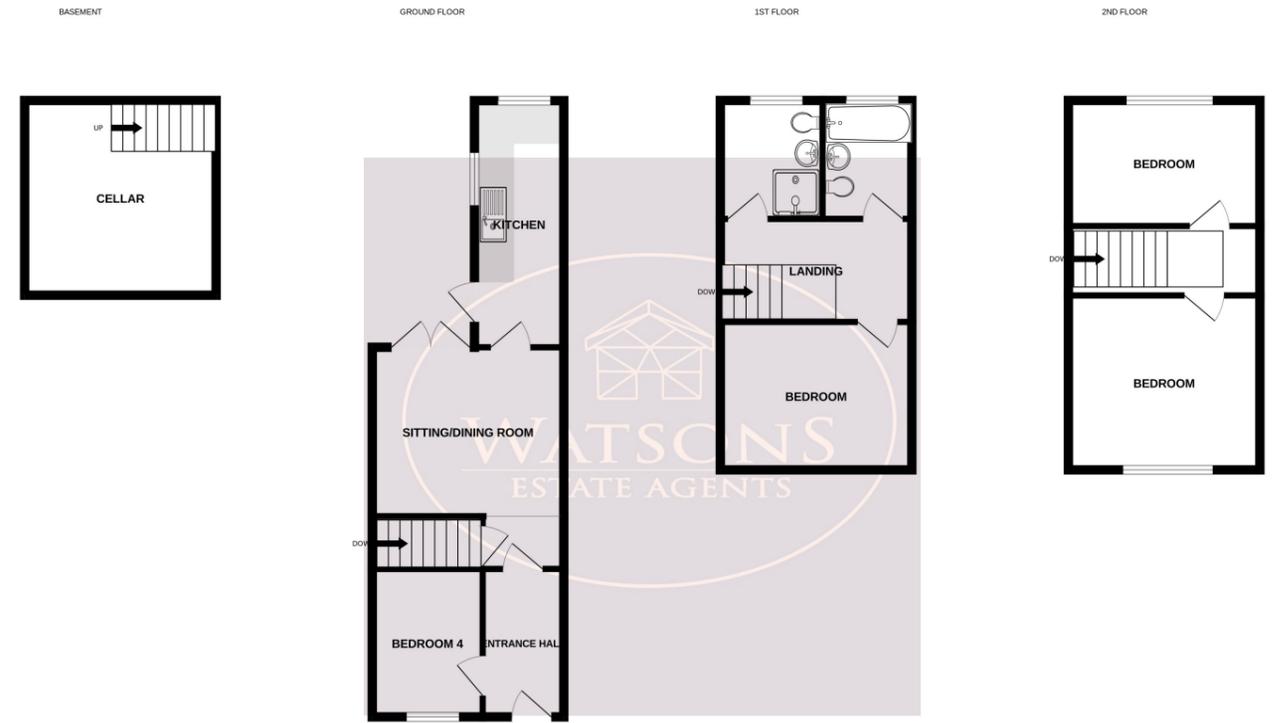
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 30160892

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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*** LOCATION LOCATION! *** Situated in a prime position for access to the City Centre and Mapperley high street this period property offers accommodation over three floors, including three/four bedrooms, bathroom and shower room and is sold with no upward chain. Briefly comprising: ground floor bedroom 4, lounge diner, fitted kitchen and access to the cellar. First floor bedroom 1, shower room and bathroom and second floor bedrooms 2 & 3. Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Call our Kimberley Team to book a viewing 01159385577 Option 1.

Ground Floor

Entrance Hall

UPVC double glazed door to the front. Door to bedroom 4 and lounge diner.

Bedroom 4

3.19m x 2.49m (10' 6" x 8' 2") UPVC double glazed window to the front and radiator.

Lounge Diner

3.66m x 3.17m (12' 0" x 10' 5") Stairs to the first floor, radiator, tiled flooring and doors to the stairs to the first floor and kitchen. French doors to the rear garden. Door to the cellar measuring 3.69m x 3.69m offering great storage space.

Kitchen

4.84m x 1.75m (15' 11" x 5' 9") A range of matching base units, work surfaces incorporating an inset sink & drainer unit. Plumbing for washing machine, space for cooker, radiator and uPVC double glazed windows to the rear & side.

First Floor

Landing

Doors to bedroom 1, shower room and bathroom.

Bedroom 1

3.67m x 3.32m (12' 0" x 10' 11") UPVC double glazed window to the front and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Radiator and obscured uPVC double glazed window to the rear.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Radiator and obscured uPVC double glazed window to the rear.

Second Floor

Landing

Doors to bedrooms 2 & 3.

Bedroom 2

3.61m x 3.21m (11' 10" x 10' 6") UPVC double glazed window to the front and radiator.

Bedroom 3

3.61m x 2.3m (11' 10" x 7' 7") UPVC double glazed window to the rear and radiator.

Outside

The South West facing rear garden comprises a turfed lawn, paved patio seating area, a range of mature trees and shrubs and is enclosed by wall & timber fencing to the perimeter with gated access to the side.

Auctioneers Additional Comment

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.

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. Auctioneers 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.

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