

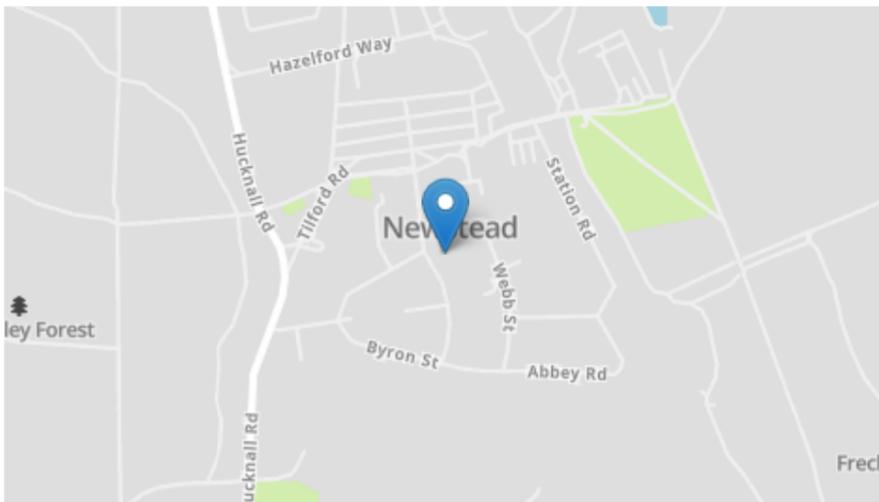
Fraser Street, Newstead Village, NG15 0BN

£135,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- For Sale by Modern Method of Auction
- Subject to Reserve Price
- Buyers Fees Apply
- Semi Detached Home
- 2 Bedrooms
- Generous Lounge
- Conservatory
- Downstairs WC
- Rear Garden
- Village Location
- Excellent Road & Public Transport Links Including Train
- Cash Buyers Only

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 - 30116184

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



\*\*\* BID TO BAG A BARGAIN! \*\*\* This spacious two double bedroom semi detached property is ready for a new owner to put their stamp on it! Benefitting from a large garden, four piece bathroom, conservatory and spacious lounge, and ideally located for access to the M1 and nearby town of Hucknall. For sale by Modern Method of Auction, contact us for more information. In short accommodation comprises of an entrance porch with door leading to the entrance hall. Leading off there is a ground floor WC, spacious lounge with bay window, breakfast kitchen and conservatory. To the first floor there are two double bedrooms and a four piece bathroom suite. Situated on a large plot the property boasts a large garden to the rear.

Auctioneer Comments: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional. Call our Kimberley Team to book a viewing.

## Ground Floor

### Entrance Porch

1.57m x 1.5m (5' 2" x 4' 11") UPVC double glazed entrance door to the front, uPVC double glazed window to the side. Door to the entrance hall.

### Entrance Hall

Stairs to the first floor, radiator and doors to the WC, dining kitchen and lounge.

### WC

WC, vanity sink unit and obscured uPVC double glazed window to the side.

### Lounge

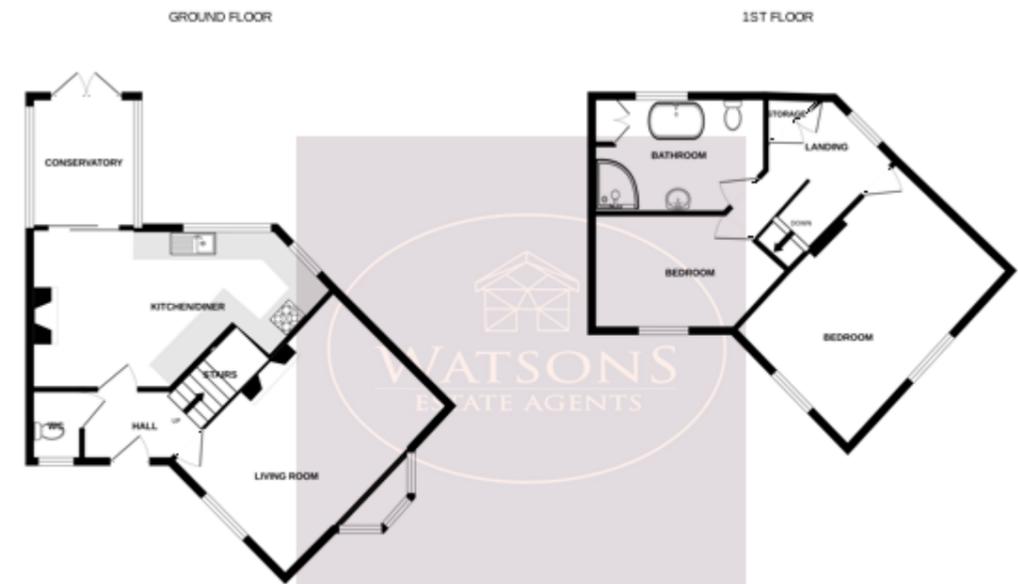
4.88m x 3.3m (16' 0" x 10' 10") UPVC double glazed bay window to the front, 2 radiators and feature fire place with inset gas fire.

### Dining Kitchen

5.7m x 3.57m (18' 8" x 11' 9") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated oven & hob with extractor over. Plumbing for washing machine & dishwasher. Radiator, tiled flooring and sliding patio doors to the conservatory.

### Conservatory

3.2m x 2.5m (10' 6" x 8' 2") Brick & uPVC double glazed construction. UPVC double glazed French doors to the rear garden.



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 is given as to their operability or efficiency see for terms. Made with Metrepx 0.0216

## First Floor

### Landing

UPVC double glazed window to the side and doors to both bedrooms and bathroom.

### Bedroom 1

4.78m x 3.36m (15' 8" x 11' 0") UPVC double glazed windows to the front & side, feature fireplace and radiator.

### Bedroom 2

3.51m x 2.36m (11' 6" x 7' 9") UPVC double glazed window to the side and radiator.

### Bathroom

4 piece suite in white comprising WC, vanity sink unit, freestanding bath and shower cubicle. Heated towel rail, airing cupboard housing the combination boiler. Obscured uPVC double glazed window to the side.

### Outside

To the front of the property is a turfed lawn enclosed by brick wall to the perimeter. The rear garden comprises a block paved patio seating area, generous turfed lawn with a range of mature shrubs and trees, feature pond with wooden bridge. Other features include 2 timber built sheds. The garden is enclosed by timber fencing to the perimeter gated access to the side.

### Agents Note

The seller has provided us with the following information: the boiler is located in the cupboard on the landing.