

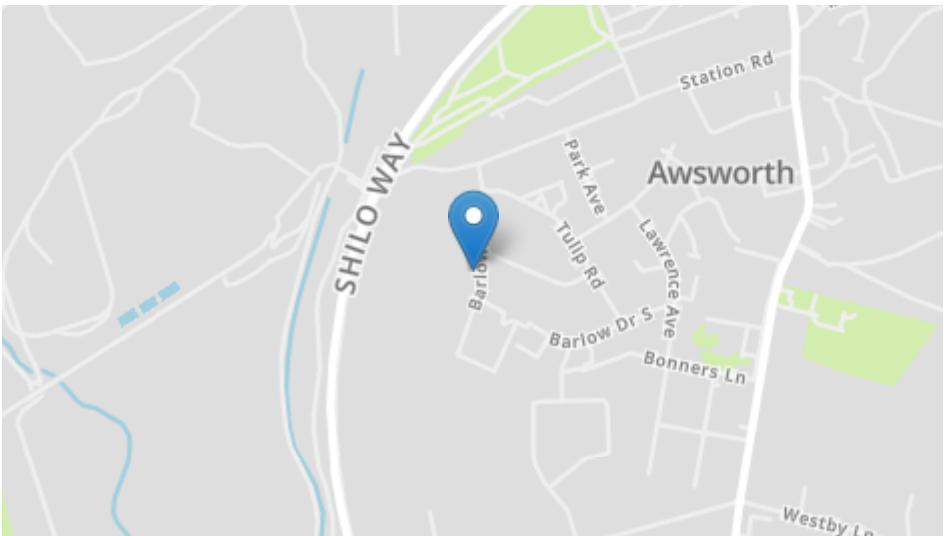
Barlow Drive North, Awsworth, NG16 2RQ

STARTING BID £170,000



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

want to view?
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Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 28166688



- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- 4 Bedrooms
- Extended Detached Family Home
- 2 En Suite Bathrooms & Family Bathroom
- 3 Reception Rooms & Conservatory
- Driveway & Garage
- Private Rear Garden
- Popular Residential Location Close To Amenities
- Ease Of Access To A610

Our Seller says....

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



*** BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply. STARTING BID £170,000 ***

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.

SPACE FOR ALL THE FAMILY A great opportunity to put your own stamp on this five bedroom detached family home in the popular village of Awsworth. Benefiting from three reception rooms, conservatory, two en-suite bedrooms, and a garage, there is room for all the family to create your forever home. Briefly comprising; porch, entrance hallway, lounge, kitchen, dining room, sitting room, conservatory, room with en-suite, integral garage. To the first floor, four further bedrooms, primary with en-suite, and family bathroom. Outside, driveway and access to the garage to the front, and private garden to the rear. Located in the popular village of Awsworth, the property is conveniently located within easy reach of the A610 giving access to Nottingham and the surrounding towns. Ilkeston, Eastwood and Kimberley are a short drive away for amenities, along with favoured schools. Contact Watsons today to arrange your viewing.

Ground Floor

Porch

UPVC double glazed windows and entrance door. Door to the entrance hall.

Entrance Hall

UPVC double glazed window, radiator, stairs to the first floor and storage cupboard. Doors to the lounge and kitchen.

Lounge

4.5m x 3.2m (14' 9" x 10' 6") UPVC double glazed window to the front, radiator and multi fuel burner.

Kitchen

6.6m x 2.1m (21' 8" x 6' 11") A range of matching wall & base units, work surfaces incorporating a one & a half bowl sink & drainer unit. Space for cooker with extractor over, plumbing for washing machine. Tiled flooring, ceiling spotlights, radiator. UPVC double glazed window to the rear and open to the dining area. Doors to the conservatory and garage.

Dining Area

3.0m x 2.7m (9' 10" x 8' 10") UPVC double glazed window to the rear, radiator, tiled flooring and French doors to the sitting room.

Sitting Room

2.8m x 2.6m (9' 2" x 8' 6") Radiator.

Conservatory

4.0m x 4.0m (13' 1" x 13' 1") Brick & uPVC double glazed construction. UPVC double glazed French doors leading to the rear garden, radiator, tiled flooring and door to annexe bedroom.

Room

4.0m x 2.5m (13' 1" x 8' 2") UPVC double glazed French doors leading to the rear garden. Radiator and doors to the garage, conservatory and en suite.

En Suite

2.2m x 1.4m (7' 3" x 4' 7") 3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Chrome heated towel rail.

First Floor

Landing

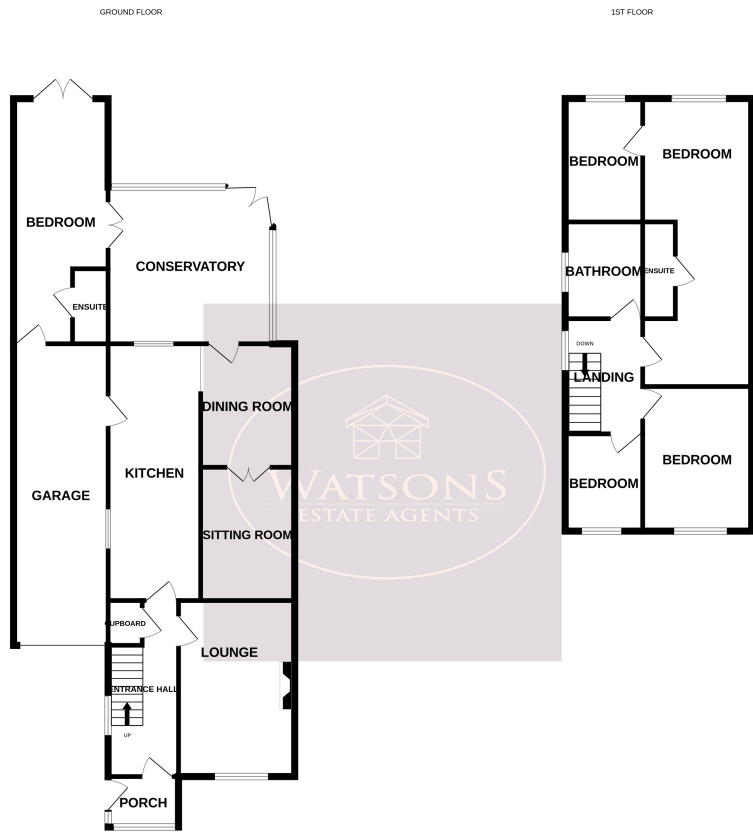
UPVC double glazed window to the side, access to the attic and doors to primary bedroom, bedrooms 2 & 3 and family bathroom.

Primary Bedroom

6.9m x 2.7m (22' 8" x 8' 10") UPVC double glazed window to the rear, 2 radiators, doors to the en suite and bedroom/study

En Suite

2.6m x 0.8m (8' 6" x 2' 7") 3 piece suite in white comprising WC, wall mounted sink and shower cubicle.



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.
Made with Metropix i2024

Bedroom 2

3.6m x 3.2m (11' 10" x 10' 6") UPVC double glazed window to the front and radiator.

Bedroom 3

2.3m x 2.2m (7' 7" x 7' 3") UPVC double glazed window to the front and radiator.

Bedroom 4/Study

3.0m x 2.3m (9' 10" x 7' 7") UPVC double glazed window to the rear and radiator.

Bathroom

2.4m x 2.1m (7' 10" x 6' 11") 3 piece suite in white comprising WC, wall mounted sink and comer bath with shower over. UPVC double glazed window to the side, chrome heated towel rail.

Outside

To the front of the are tiered plum slate beds. A driveway provides ample off road parking and leads to the integral garage measuring 7.7m x 2.2m with up & over door, light, tiled flooring and access to the annexe bedroom and kitchen. The low maintenance rear garden off a good level of privacy and comprises a paved patio and steps leading down to the artificial lawn. The garden is enclosed by timber fencing to the perimeter.

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 (Modem) 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.

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 of up to 6% inc VAT (subject to a minimum of 6,000 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.