

**FOR
SALE**



Forest Road, Clipstone Village, Mansfield, Nottinghamshire NG21 9DX

£125,000 - Freehold

Chadwells
Estate & Letting Agents

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PROPERTY SUMMARY

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000. 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.

Perfect Property To Make Your Own... This three bedroom semi detached house is positioned proudly within the popular residential village of Clipstone and sits close to local schools, amenities and transport links. Internally the property boasts a modern kitchen, open plan lounge diner, conservatory and Wc to the ground floor with the first floor housing three generous bedrooms, family bathroom fitted with a four piece suite and a study. Externally the property benefits from mature gardens to the front and rear and detached garage accessed down a private road. This property is offered for sale with no upward chain and is in need of some modernisation, making it the perfect property to add your own stamp too. Contact our office today to arrange a viewing.

POINTS OF INTEREST

- Being sold via 'Secure Sale'
- Two Storey Extension
- Gas Central Heating
- detached Garage
- Three Bedrooms
- Desirable Location
- Immediate 'exchange of contracts' available



Entrance Hall

Accessed through a uPVC glazed door to the front aspect and having carpet flooring, uPVC window to the side aspect and stairs off to the first floor landing.

Lounge

Brick fire surround and shelving with electric fire insert, uPVC windows to the front aspect and rear aspect, two radiators, two decorative ceiling light fittings, carpet flooring and TV point.

Kitchen/diner

Fitted with a range of white high gloss wall and base units having worksurfaces over inset with a stainless steel sink, drainer and mixer tap. Integrated electric oven and gas hob with extractor hood over. Space and plumbing for a washing machine, tiled splash backs and flooring, dual aspect uPVC windows to the side and front aspect and two pendant light fittings.

Conservatory

With dual aspect uPVC windows and French doors opening out to the rear garden. Tiled flooring, radiator and wall light fitting.

W/C

Fitted with a low flush WC and having part tiled walls, obscure uPVC window to the rear aspect, ceiling spotlights and tiled flooring.

First Floor Landing

With carpet flooring, loft access, pendant light fitting and radiator.

Bedroom One

With carpet flooring, uPVC window to the front aspect, pendant light fitting and radiator.

Bedroom Two

With carpet flooring, uPVC window to the rear aspect, radiator and pendant light fitting.

Bedroom Three

With carpet flooring, uPVC window to the rear aspect, radiator and pendant light fitting.

Study

With carpet flooring, uPVC window to the side aspect and ceiling light fitting.

Bathroom

Fitted with a four piece suite comprising of corner bath, shower cubicle with mains fed shower, low flush WC and pedestal wash basin. Carpet flooring, obscure uPVC window to the side aspect, airing cupboard housing combi boiler, radiator, fully tiled walls and ceiling light fitting.

Detached Garage

Accessed down a private road to the side of the property and benefitting from an up and over door and internal power and lighting. To the front of the garage is a generous block paved driveway offering ample off road parking space.

Auctioneer Comments**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.

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**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.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: Garage.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Level access.

Building Safety

No

Mobile Signal

5G great data and voice

Construction Type

Brick

Existing Planning Permission

No

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

EPC Rating: D (64)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

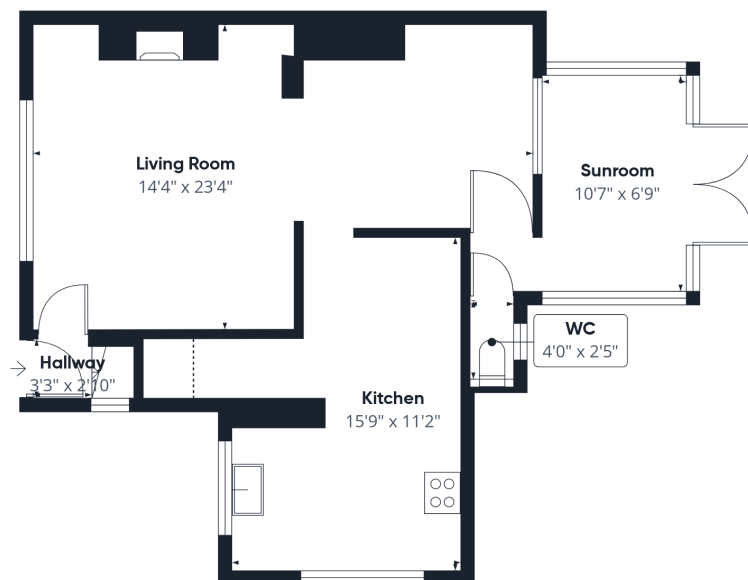
Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





Floor 0



Floor 1

Approximate total area⁽¹⁾

996 ft²

Reduced headroom

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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