



Starting Bid £185,000

Westdale Lane, Carlton, Nottingham NG4 3NS

EPC Rating F



Offered for sale by Modern Method of Auction

Well presented traditional family home with scope for further improvements and/or alterations. In brief the accommodation spans two floors and comprises an enclosed porch, entrance hallway with storage, bay fronted living room with stripped wood flooring and feature gas fireplace, dining room with access to the rear garden and kitchen also with access to the rear garden. To the first floor is a white fitted bathroom, separate WC and three bedrooms with fitted wardrobes and walk in bay to the master bedroom. To the front is a lawn garden and driveway and to the rear is a patio area, lawn garden with borders for plants and shrubs, a shed and adjoined brick built outhouse housing the boiler. Carlton is popular residential area is close to a wide range of amenities. It includes schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres.

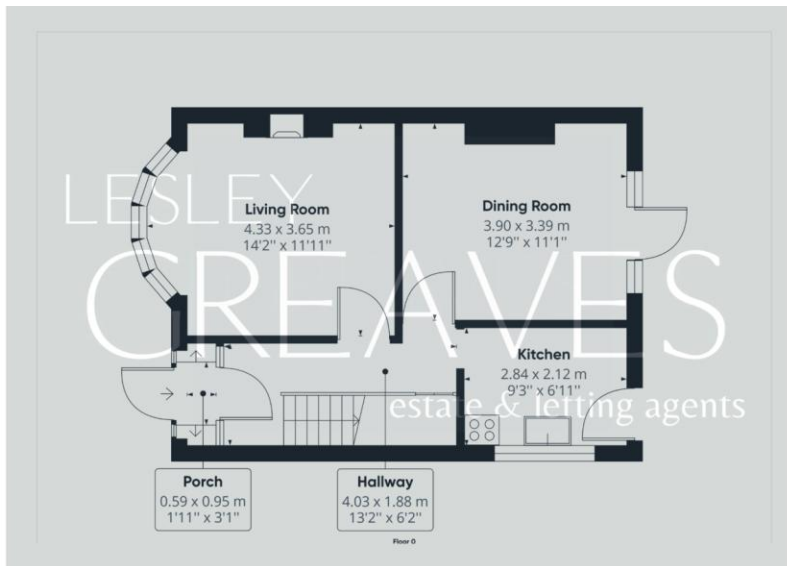
This property is for sale by powered by iam-sold Ltd"

AUCTIONEERS COMMENTS: This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc. VAT towards the preparation cost of the pack. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change. **TO VIEW OR MAKE A BID contact Lesley Greaves Estate Agents in Gedling, Contact No 0115 9877337 or visit www.lesleygreaves.co.uk**

- Freehold



- PORCH 3' 1" x 1' 11" (0.94m x 0.58m)
- ENTRANCE HALL 13' 2" x 6' 2" (4.01m x 1.88m)
- KITCHEN 9' 3" x 6' 11" (2.82m x 2.11m)
- DINING ROOM 12' 9" x 11' 1" into recess (3.89m x 3.38m)
- LIVING ROOM 14' 2" into bay x 11' 11" into recess (4.32m x 3.63m)
- BEDROOM ONE 14' 1" into bay x 8' 10" to front of wardrobes (4.29m x 2.69m)
- BEDROOM TWO 12' 10" x 11' 2" (3.91m x 3.4m)
- BEDROOM THREE 7' 1" x 6' 2" (2.16m x 1.88m)
- BATHROOM 6' 9" x 6' 4" (2.06m x 1.93m)
- WC 3' 10" x 2' 7" (1.17m x 0.79m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

