



# £90,000

STARTING BID

SHEARING CLOSE  
GEDLING



- FIRST-FLOOR MAISONETTE
- TWO BEDROOMS
- GENEROUS LOUNGE
- KITCHEN
- BATHROOM
- GARAGE
- EPC C

## Offered for sale by Modern Method of Auction

### First Floor Maisonette with No Upward Chain

THIS FIRST-FLOOR MAISONETTE HAS NO UPWARD CHAIN AND OFFERS A FANTASTIC RENOVATION OPPORTUNITY, PERFECT FOR THOSE LOOKING TO CREATE A PERSONALISED HOME OR INVESTORS. SITUATED IN A POPULAR RESIDENTIAL AREA, THE PROPERTY IS CONVENIENTLY LOCATED NEAR LOCAL AMENITIES AND BENEFITS FROM GOOD TRANSPORT LINKS TO THE CITY CENTRE.

UPON ENTERING THE PROPERTY, YOU ARE WELCOMED BY AN ENTRANCE AREA WITH USEFUL STORAGE SPACE AND STAIRS LEADING TO THE FIRST FLOOR. THE SPACIOUS HALLWAY PROVIDES ACCESS TO ALL ROOMS, INCLUDING A GENEROUSLY PROPORTIONED LOUNGE, IDEAL FOR BOTH RELAXATION AND ENTERTAINING. THE WELL-APPOINTED KITCHEN IS EQUIPPED WITH AN OVEN, HOB, EXTRACTOR, AND ROOM FOR FREESTANDING APPLIANCES.

THERE ARE TWO BEDROOMS, EACH BENEFITING FROM BUILT-IN STORAGE. THE BATHROOM FEATURES A THREE-PIECE SUITE.

EXTERNALLY, THE PROPERTY BOASTS A GARDEN AT THE REAR, OFFERING A PEACEFUL OUTDOOR SPACE PERFECT FOR RELAXATION. ADDITIONALLY, A GARAGE IN A SEPARATE BLOCK IS INCLUDED, PROVIDING SECURE PARKING AND EXTRA STORAGE SPACE, FURTHER ENHANCING THE CONVENIENCE OF THIS PROPERTY.

THE LEASE RUNS FOR 999 YEARS FROM JUNE 1972.

THERE IS A YEARLY GROUND RENT CHARGE OF £15.00, PURCHASERS ARE TO ENSURE THIS INFORMATION IS CORRECT AND UP TO DATE PRIOR TO BUYING THE PROPERTY

- LEASEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 59 SQ METERS

THIS PROPERTY IS FOR SALE BY POWERED BY IAM-SOLD LTD

AUCTIONEERS COMMENTS:

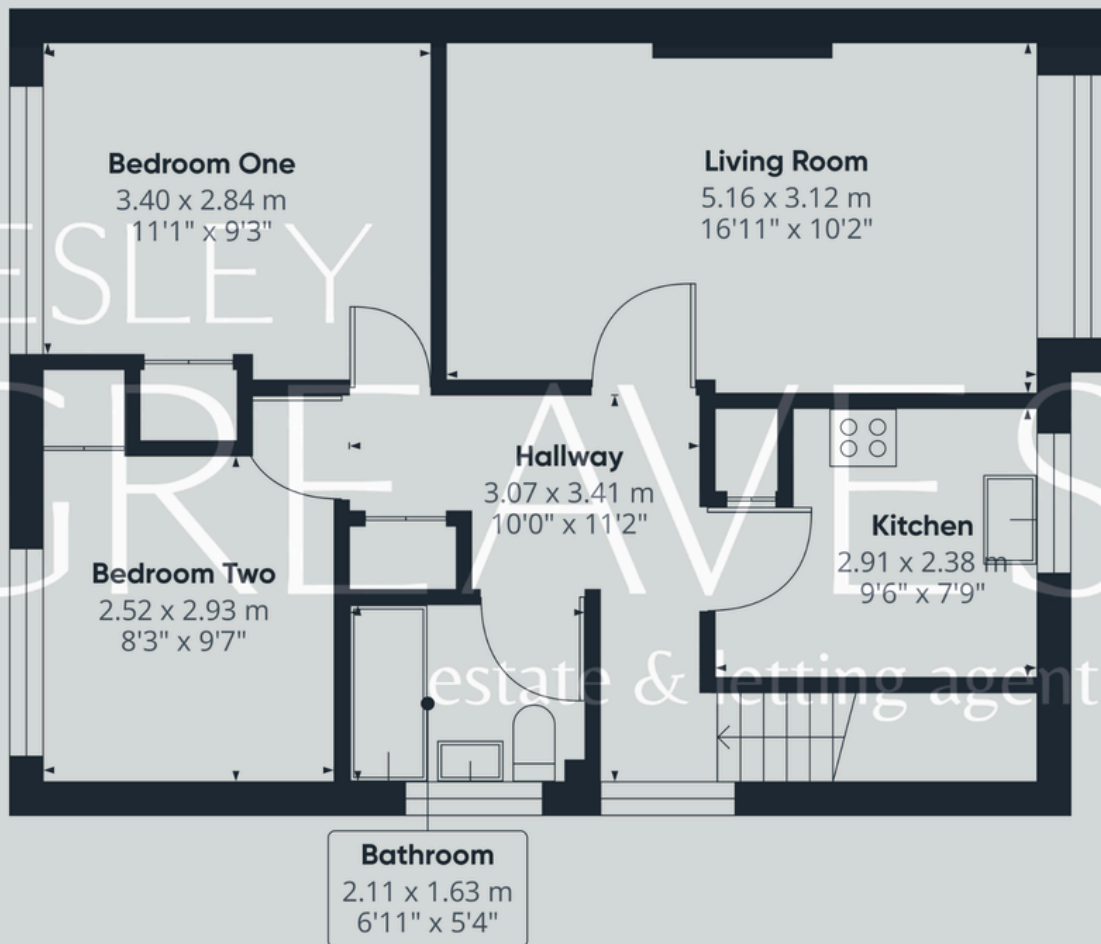
THIS PROPERTY IS FOR SALE BY POWERED BY IAM-SOLD LTD" AUCTIONEERS COMMENTS: THIS PROPERTY IS OFFERED THROUGH MODERN METHOD OF AUCTION. SHOULD YOU VIEW, OFFER OR BID YOUR DATA WILL BE SHARED WITH THE AUCTIONEER, IAMSOLD LIMITED. THIS METHOD REQUIRES BOTH PARTIES TO COMPLETE THE TRANSACTION WITHIN 56 DAYS, 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 4.5% OF THE PURCHASE PRICE INCLUDING VAT, SUBJECT TO A MINIMUM OF £6,600.00 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 £445 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](http://WWW.LESLEYGREAVES.CO.UK)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

## Lesley Greaves Estate & Lettings Agents

20 Main Road ,Gedling, Nottingham, NG4 3HG

0115 987 7337

sales@lesleygreaves.co.uk