



Laverick Road
Jacksdale Nottingham



Laverick Road Jacksdale Nottingham NG16 5LQ

for sale guide price
£200,000



Property Description

Offered With No Upward Chain. We are pleased to present this spacious family home, three bedroom detached property located on Laverick Road. Set in the ever so popular residential location of Jacksdale, benefitting from field views to the rear with open park land close by and easy access to the local amenities including shops, schools, bus routes and major road links. The accommodation briefly comprises of an entrance hall, lounge, kitchen/diner, four piece wet room and three well-proportioned bedrooms. To the outside of the property you will find a driveway providing off road parking as well as a delightful rear garden allowing a great space to enjoy outside and secure fenced boundaries and garage. Viewing is absolutely essential to appreciate the space and accommodation on offer!

Auctioneer's 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 £6600.00 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.



Entrance Hall

Having carpet flooring, radiator, glazed doors leading to the lounge and kitchen, a door leading into the understairs storage and stairs leading to the first floor.

Lounge

13' 5" x 11' 9" (4.09m x 3.58m)

Having two double glazed windows to the front, feature fire place, radiator, two ceiling lights and finished off with carpet flooring.

Kitchen Diner

17' 8" x 8' 10" (5.38m x 2.69m)

A fitted kitchen offering wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. There are built-in appliances consisting of electric oven, built-in microwave, gas hob with cooker hood over, under counter fridge, washing machine and tumble dryer with tiled splash backs. With double glazed windows overlooking the rear garden as well as a door leading to the garden, radiator and tiled flooring.

Landing

Giving access to the three bedrooms and four piece wet room.

Bedroom One

11' 9" x 10' 1" (3.58m x 3.07m)

Having a double glazed window to the front, radiator and carpet flooring.

Bedroom Two

15' 2" x 7' 2" (4.62m x 2.18m)

Having a double glazed window to the front, radiator and laminate flooring.

Bedroom Three

10' 1" x 8' 1" (3.07m x 2.46m)

Having a double glazed window to the rear, radiator and laminate flooring.

Wet Room

A four piece suite comprising of a walk in shower, bath, wash hand basin and W/C. There is an obscure double glazed window to the rear, storage cupboard and extractor fan.

Outside

Front

To the front you will find a driveway providing off road parking for the property, with gates leading to further off road parking and access to the property and the rear garden. There is also a low maintenance front garden.

Rear

To the rear you will find a patio area with steps leading to the private lawned area along with mature planting. The garden is fully enclosed with fenced boundaries and also offers access to the garage.

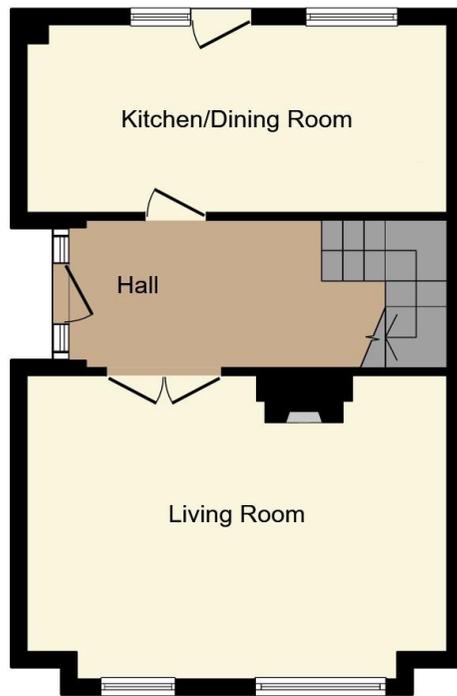
Garage

16' 4" x 7' 2" (4.98m x 2.18m)





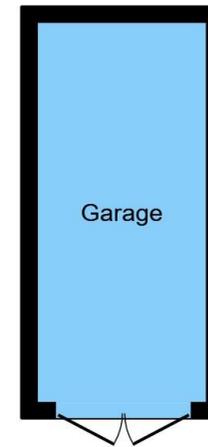




Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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