



**Ratcliffe Road, Thrussington**

**welcome to**

## **Ratcliffe Road, Thrussington**

A beautifully presented two-bedroom character cottage blending rustic charm with modern finishes. Featuring a kitchen/diner, cosy lounge, generous rear garden and useful outbuildings, this delightful home is perfectly suited to first-time buyers or anyone seeking village-style living.

### **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.

### **Lounge**

12' x 11' 10" (3.66m x 3.61m)

A welcoming and cosy living space featuring exposed ceiling beams, neutral décor, laminate flooring, stairs rising to the first floor and a central window to the front elevation.

### **Kitchen/Dining Room**

15' 6" x 11' 10" (4.72m x 3.61m)

A standout feature of the home, this kitchen/diner offers modern white cabinetry, solid wood worktops, an integrated sink area and space for appliances including a range-style cooker. Sleek tiled flooring, exposed beams, storage under the stairs, rear windows and a upvc door opens directly onto the rear garden.

### **Bedroom One**

12' 3" x 11' 11" (3.73m x 3.63m)

A generous double bedroom with carpeted flooring, window to the front and a radiator.

### **Bedroom Two**

15' 11" x 6' 6" (4.85m x 1.98m)

A flexible second bedroom with alcove sleeping area, carpeted flooring and a radiator.

### **Shower Room**

Featuring a walk-in shower with glass screen, WC, wash basin, tiled walls, vinyl flooring and a double-glazed window to the rear.



## Outside

A superb outdoor space including a lawned area and brick outhouse.



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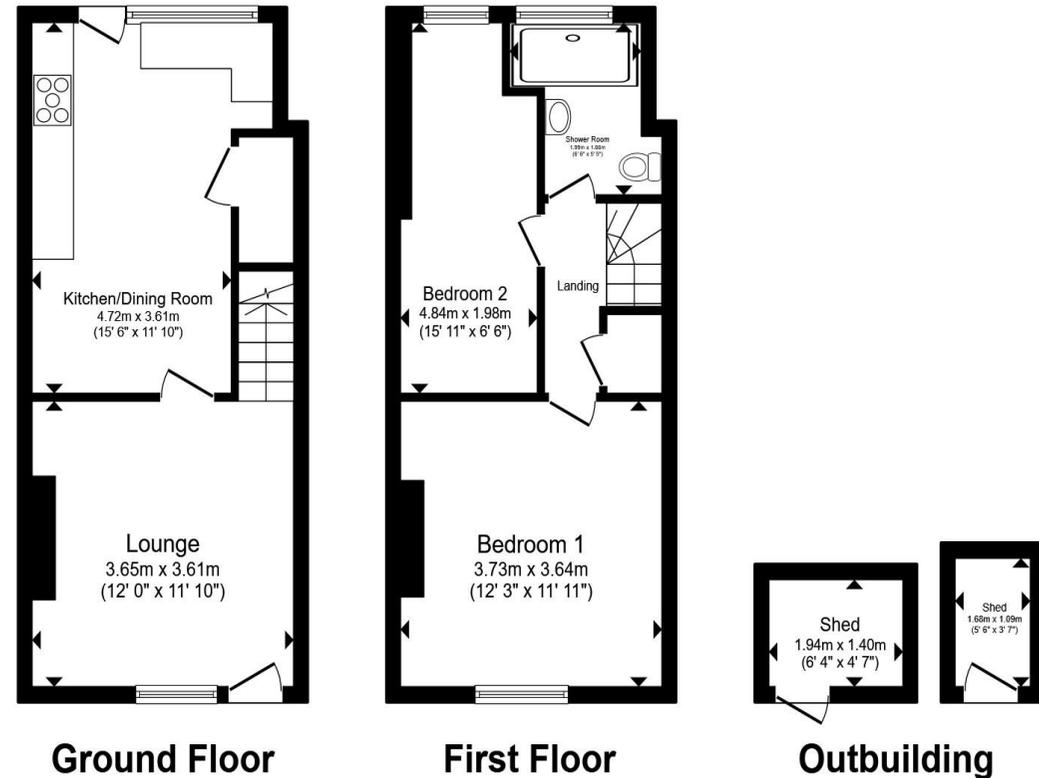
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Charming two-bedroom mid-terrace cottage
- Kitchen/dining room with access to the garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£185,000**



Ground Floor

First Floor

Outbuilding

Total floor area 69.2 m<sup>2</sup> (745 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
LBH115720 - 0003

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