

Grange Road, Newark, Nottinghamshire NG24 4PL



By Auction £170,000 Freehold

FOR SALE BY CONDITIONAL ONLINE AUCTION in partnership with SDL Auctions.

Full terms and conditions are available on the SDL Auctions website.

Three Bedroom Detached Bungalow

**** Investment opportunity **** Detached 3 bed bungalow, modern bathroom and large kitchen, rear conservatory and garage and driveway parking. Front and large rear gardens. Has land behind with possible planning permission. GCH and DG





Lounge
11'10" x 11'11" max

Master Bedroom
9'6" x 11'10" max

Bedroom 2
9'5" x 11'10" max

Bedroom 3
6'11" x 8'9"

Bathroom
6'7" x 5'5" max

Kitchen
7'7" x 12'5"

Tenure
See Legal Pack

Legal Pack
The legal pack will be available online at least seven days prior to sale ending and the purchaser shall be deemed to have knowledge of same whether inspected or not. Any questions relating to them must be raised prior to the end of the auction.



*Guide Prices and Reserve Prices

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Start Price.

The Start Price, also known as a Guide Price, is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition c



Online Auction Registration

Every online bidder on SDL Auctions must first create an account on the online section of the SDL Auctions website - sdlauctions.co.uk/property-auctions/online/

This is a straightforward process. Starting the registration includes filling out your personal details, verifying your email address, and accepting the Online Auction 'Terms and Conditions'. Once you have done this you will be able to search, 'watch' lots and download legal documents.

After starting the registration process you can come back to it to complete at a later date. We suggest completing the registration process at least 3 working days before the lot is due to end, in case you have any problems and need to contact the auctioneers. In order to bid, you will need to be authorised for money laundering purposes. This includes uploading copies of two forms of identification and passing a anti-money laundering check. This check will leave a soft footprint on your credit report (but it should not affect your credit rating). The registration process also requires card details to be entered, however the card will not be processed unless you are the successful bidder

Conditional Online Auction Procedure

If you are the successful bidder you will be legally obliged to buy the property for the full purchase price.

You will enter into a reservation agreement with the seller and have 40 business days within which to



exchange and complete. If you fail to do so, you may lose your reservation fee. During the 40 business day reservation period the sale is secure and the seller is not able to accept other offers. By placing a bid, you are authorising the auctioneer to sign the reservation agreement on your behalf.

The sale of each Lot is subject to a reservation fee of 4.8% Inc VAT (or 4.2% Inc VAT in London), subject to a minimum of £6,000 Inc VAT. The reservation fee does not contribute towards the purchase price.

We will automatically charge you a minimum fee of £6,000, unless stated otherwise above (using the payment details provided at the registration stage) if you are the successful bidder, as payment towards a reservation fee. Where applicable, you will be required to pay any outstanding amounts of the reservation fee immediately after the end of the auction, which can be paid by debit card or bank transfer.

Full terms and conditions are available on the SDL Auctions website - sdlauctions.co.uk/wpcontent/uploads/2019/04/SDL-Auctions_buyer-terms.pdf

