



Post Office Lane, Redmile

Nottingham, Nottinghamshire, NG13 0GG

NEWTONFALLOWELL 

Post Office Lane, Redmile
Nottingham, Nottinghamshire, NG13 0GG
Guide Price £250,000

FOR SALE BY CONDITIONAL ONLINE AUCTION
On Behalf of SDL Auctions

Full terms and conditions are available at:
<https://online.sdlauctions.co.uk/lot/details/23265>
sdlauctions.co.uk/online-auctions

Offered to the market is this character filled, detached, three bedroom cottage located within the picturesque village of Redmile having highly regarded school catchments and local village pub. Accommodation comprises: Entrance hall, living room with feature fireplace, family room with window seats, dining room with exposed stone wall, modern kitchen, utility room, ground floor shower room, three bedrooms, first floor bathroom, garage, outbuildings and enclosed gardens. Viewing is highly recommended to appreciate the quality this property has to offer. EPC Rating - E. Freehold.

Entrance

Wooden and glazed front door leading into Entrance Hall.

Entrance Hall

Stairs rising to the first floor and timber latch and brace doors to the Living room and Dining Room.

Living Room

15'7" x 10'9" (max) (4.75 x 3.28 (max))

UPVC double glazed windows to the front and rear elevations with fully opening uPVC double glazed French doors leading out to the garden, television point, exposed stone wall, feature inglenook fireplace and timber latch and brace door to the Family Room.



Family Room

11'3" x 9'6" (max) (3.43 x 2.9 (max))

A character filled reception room with beamed ceiling, uPVC double glazed windows to the front and rear elevations with feature windows seats, exposed stone walls and brick fireplace with decorative period stove.

Dining Room

10'9" x 10'0" (3.3 x 3.05)

UPVC double glazed window to the front elevation, exposed stone wall, under stairs storage cupboard and timber latch and brace door to the Kitchen.

Kitchen

11'1" x 8'9" (3.4 x 2.67)

A recently re-fitted Kitchen having a good range of cream fronted base and wall mounted units with wood effect roll top work surface over, stainless steel inset sink and drainer, built-in fridge, space for electric cooker, uPVC double glazed windows to the front and rear elevations and timber latch and brace door to the Rear Hall.

Rear Hall

Timber stable door leading out to the Rear Garden and timber latch and brace doors to the Utility Room and Ground Floor Shower Room.

Ground Floor Shower Room

Fitted with a three piece suite comprising: shower cubicle with mixer shower over, W.C. and wall mounted wash basin. uPVC double glazed window to the side elevation.

Utility Room

5'6" x 8'2" (max) (1.69 x 2.51 (max))

UPVC double glazed window to the front elevation and having space and plumbing for washing machine and space for further appliances.

Landing

UPVC double glazed windows to the rear elevation and timber latch and brace doors to the first floor accommodation.

Bedroom One

14'4" x 11'1" (max) (4.37 x 3.4 (max))

UPVC double glazed window to the front and rear elevations and an array of fitted bedroom furniture.

Bedroom Two

10'0" x 11'3" (3.07 x 3.43)

UPVC double glazed windows to the front and rear elevations and built-in cupboard housing the gas central heating boiler.

Bedroom Three

8'2" x 8'0" (max) (2.5 x 2.46 (max))

UPVC double glazed window to the front elevation and having fitted bedroom furniture.

Family Bathroom

8'2" x 7'6" (max) (2.51 x 2.29 (max))

Fitted with a four piece suite comprising: panel bath with shower attachment, pedestal wash basin, W.C. and bidet. UPVC double glazed window to the front elevation.

Garage

Garage door to the front, light and power.

Store

Pedestrian door, window, light and power.

Outside

This property has attractive lawned gardens to the front and rear, outside tap, timber shed ideal for further storage, m timber built summer house, outside light points and off street parking.

The Conditions of Sale

The Conditions of Sale 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.

Start Price / Reserve Price

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 can be found within the Buyers Terms which is available to download on our SDL Auctions website.

Auction Type: Conditional with Reservation Fee

Every online bidder must first create an account via the SDL Auctions website, in the online auction section. This is a very quick and simple process. In order to bid, you will need to be authorised for money laundering purposes, this will be carried out at the registration stage. 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.

Once you have registered, you will be able to search, download legal documents, arrange site viewings and contact the Auctioneers and the solicitors if you have queries on the property.

If you are the successful bidder, at the end of the specified time period, you'll enter into a reservation agreement with the seller and will 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 seller is not able to accept other offers.

The sale of this lot is subject to a reservation fee of 4.8% including VAT or 4.2% including VAT in London, subject to a minimum of £6,000 including VAT. This does not contribute towards the purchase price and is payable on the fall of the hammer.

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.

By placing a bid, you are authorising the auctioneer to sign the reservation contract on your behalf.

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

Full terms and conditions are available



Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E	32	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC



t: 01949839839
 e: bingham@newtonfallowell.co.uk
www.newtonfallowell.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with: Metropix G2019

