



### 3 bed semi-detached house to buy in NG16

Station Road, Langley Mill, Nottingham, Derbyshire, NG16 4AB

**£110,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Semi Detached House
- ✓ 2 Reception Rooms
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

\*\*\*\*\* Being Sold via Secure Sale Online Bidding. Terms & Conditions Apply. \*\*\*\*\* This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. This recently re-furbished 3 bedroom semi detached family home is perfect for those who are wanting a 'turn key' home to just move their belongings into! Boasting stylish, light and airy accommodation comprising an entrance hallway, two generous reception rooms, modern contemporary styled fitted kitchen. To the first floor are 3 bedrooms and a re-fitted shower room. To the rear is an enclosed garden and nearby a plethora of shops and amenities! The property is only a short walk from Langley Mill train station and public transport is only a few footsteps away making this a great home for those who rely on public transport! Ready to move into this a great purchase for either first time buyers or buy to let investors looking to add a very competitively priced property to their portfolios! Call us now to book your viewing.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.  
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £110,000

Property Type: Semi-detached house

Parking: None

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Porch

Door to the entrance hall.

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## Entrance Hall

UPVC entrance door, radiator, stairs to the first floor and doors to the lounge and dining room.

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## Lounge

*4.32m x 3.51m (14'2" x 11'6")*

UPVC double glazed bay window to the front, radiator. Tiled flooring.

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## Dining Room

*3.71m x 3.55m (12'2" x 11'7")*

UPVC double glazed window to the rear and radiator. Tiled flooring. Door to the kitchen.

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## Kitchen

*2.89m x 2.36m (9'5" x 7'8")*

A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over. Plumbing for washing machine, under stairs storage, radiator, tiled flooring, Worcester Bosch combination boiler, uPVC double glazed window to the side and door to the rear garden.

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## Landing

Doors to all bedrooms and bathroom.

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## Bedroom 1

*3.64m x 3.54m (11'11" x 11'7")*

UPVC double glazed window to the front, wood effect laminate flooring and radiator.

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## Bedroom 2

*3.78m x 2.65m (12'4" x 8'8")*

UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

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## Bedroom 3

*3.65m x 1.93m (11'11" x 6'3")*

UPVC double glazed window to the front and radiator.

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## Bathroom

3 piece suite in white comprising WC, wall mounted vanity sink and walk in shower cubicle with mains fed shower. Tiled walls and floor. Obscured uPVC double glazed window to the side and heated towel rail.

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## Outside

The front of the property is palisaded by brick wall. The rear gardens comprises a paved patio and is enclosed by wall & timber fencing to the perimeter with gated access to the side.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(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	

Station Road, Langley Mill, Nottingham, Derbyshire, NG16 4AB

Contact your local branch today for more information on this property:

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