



Sleaford Road, Newark NG24 1NQ

welcome to

Sleaford Road, Newark

****NO ONWARD CHAIN**** This three-bedroom, mid terraced house is ideally located within a short walk to Newark town centre. Briefly comprising of two reception rooms, kitchen, three bedrooms, family bathroom and a rear enclosed garden.



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

Leading in from the street, this spacious living room offers double glazed window to the front, radiator and electric fire.

Inner Hall

Stairs rising to the first floor.

Dining Room

Single glazed window to the rear, fireplace, understairs storage cupboard and door leading into the kitchen.

Kitchen

A range of low and eye level units with tiled walls and plumbing for a washing machine. Double glazed window to the side and door to the side.

First Floor Landing

First floor landing with access to all three bedrooms and bathroom.

Bedroom One

A double bedroom with storage cupboard, radiator and double glazed window to the front.

Bedroom Two

Another double bedroom with double glazed window to the rear, access to attic and space for radiator.

Bedroom Three

A good size third bedroom with single glazed window to the rear and double glazed window to the side. Pipework and space for radiator.

Family Bathroom

Bathroom with tiled walls, WC, space for wash hand basin, bath with electric shower over and radiator. Obscured double glazed window to the side.

Outside Front

To the front of the property there is a wall to the boundary with a low maintenance frontage and path leading to the front door.

Rear Garden

The rear garden is enclosed with timber fencing.



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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Sleaford Road, Newark

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MID-TERRACED HOUSE
- THREE BEDROOMS

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£125,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWK106783 - 0002

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