



Mansfield Road, Skegby, Sutton-
in-Ashfield, Nottinghamshire,
NG17

Guide Price: £126,000

Tenure: Freehold



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Council Tax Band: B
EPC Rating: F
Local Authority: Ashfield District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

MODERN AUCTION! This semi-detached house, requiring full renovation, offers a prime opportunity for buyers looking to create their dream home or investment property, featuring three bedrooms, two reception rooms, a single kitchen, a garage, an enclosed garden sold through a modern auction with no upward chain.

Description
For sale is this semi-detached house, presenting an excellent opportunity for buyers seeking a property project. The house is in need of full renovation, making it ideal for those wishing to craft their dream home or investment property.

Upon entering, you are greeted with two reception rooms, providing ample space for dining and relaxing. The house boasts a single kitchen, ready to be transformed into a culinary haven. The garage presents additional storage space or a potential conversion opportunity. Upstairs there are three bedrooms, including two spacious double rooms and a single room, allowing for versatile living arrangements. The bathroom is conveniently situated on the first floor alongside the bedrooms.

Externally, the property features an enclosed garden to the rear, perfect for outdoor enjoyment and potential landscaping projects. A driveway to the front of the house provides convenient off-street parking.

The house is ideally located with excellent public transport links and local amenities within easy reach. Additionally, you'll find an array of nearby schools, perfect for families.

The property is being sold via a modern method of auction and comes with no upward chain, offering a straightforward purchasing process. It is within council tax band B. This property provides a fantastic opportunity for those seeking a renovation project with its spacious layout and potential for personalisation. Whether you're a first-time buyer or an experienced investor, this could be the ideal property for you.

Living Room
14'6" x 14'2" (4.42m x 4.32m)

Dining Room
14'2" x 10'1" (4.32m x 3.07m)

Kitchen
9'10" x 6'11" (3m x 2.1m)
Having a sink with drainer.

Bedroom 1
13'11" x 11'5" (4.24m x 3.48m)

Bedroom 2
13'11" x 10'1" (4.24m x 3.07m)

Bedroom 3
7'6" x 7' (2.29m x 2.13m)

Garage
19'1" x 13'6" (5.82m x 4.11m)
Up and over door.

Auction Information
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are



For full EPC please contact the branch.

optional.

Local Authority
Ashfield District Council

Tax Band
Band B

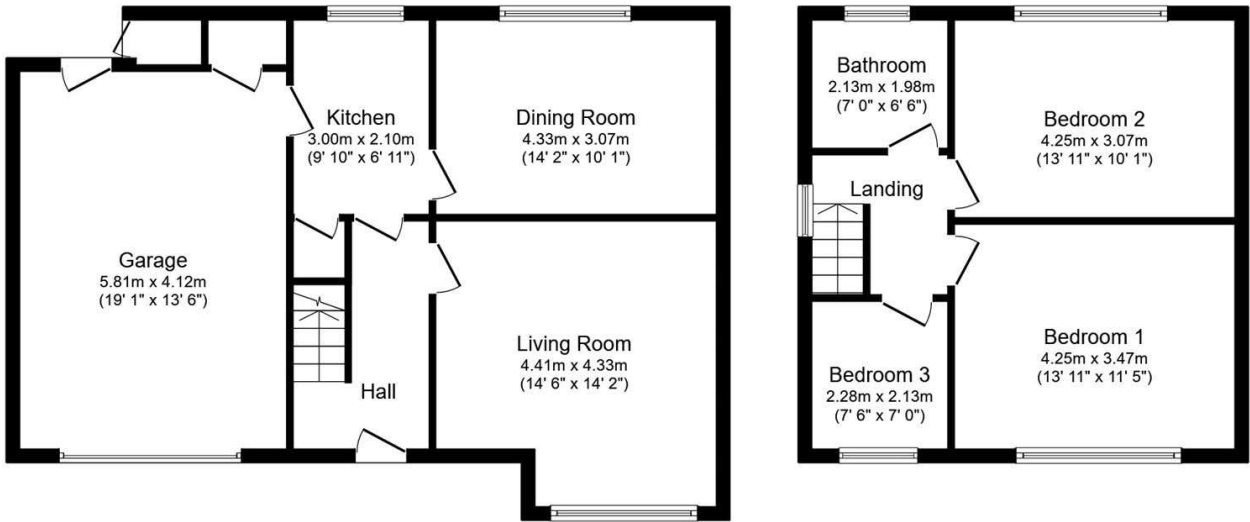
EPC Rating Grade
Grade F

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Ground Floor

First Floor

Total floor area 115.5 m² (1,243 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). Plan produced for Your Move. Powered by www.focalagent.com