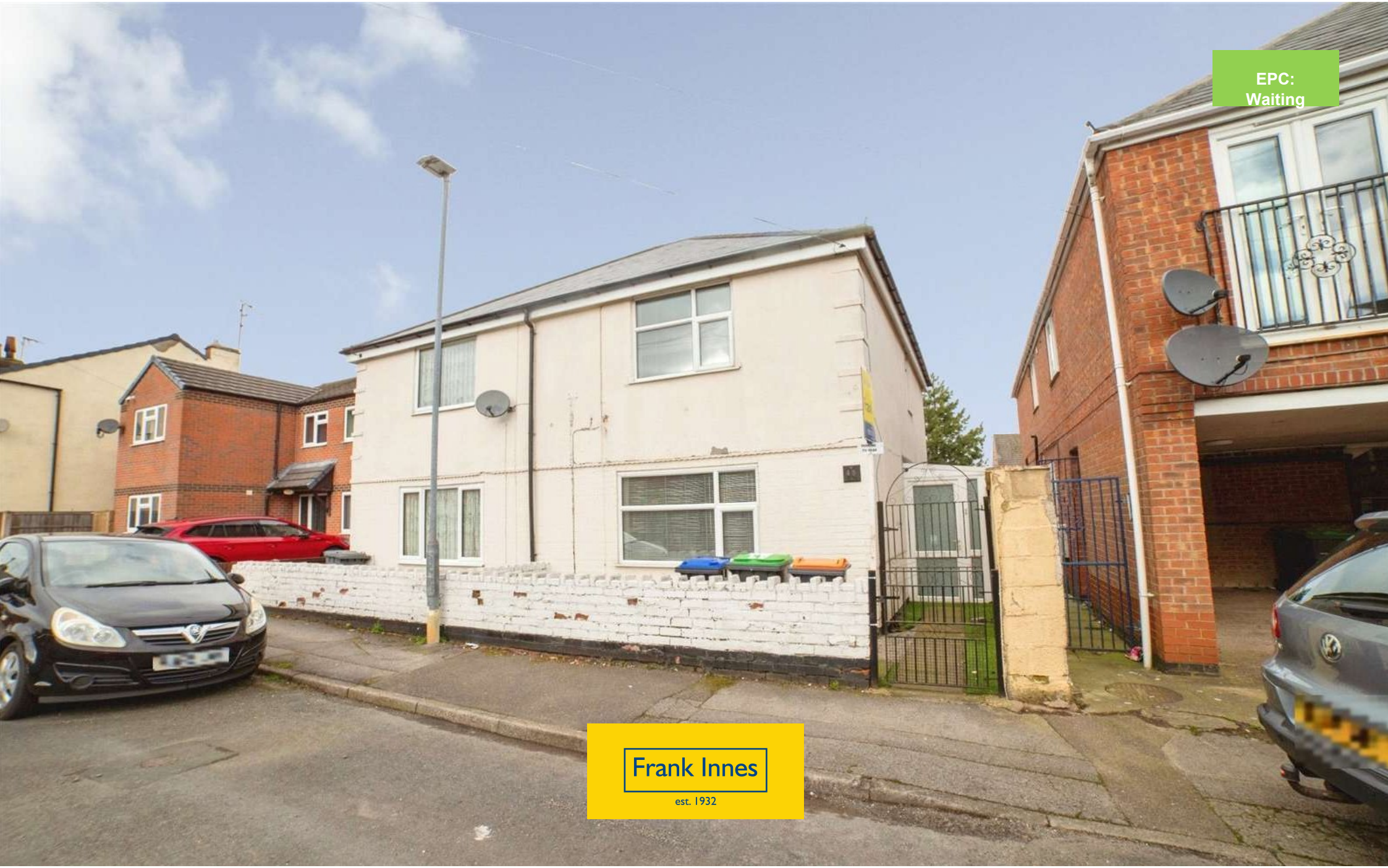


Victoria Street, Stanton Hill, Sutton-in-Ashfield

Guide Price: £100,000


THIS
KITCHEN IS
Seasoned
WITH LOVE

MODERN METHOD OF SALE - £100,000
ACCOMMODATION COMPRISES OF ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN, THREE BEDROOMS AND A FITTED BATHROOM.

TO THE OUTSIDE OF THE PROPERTY THERE IS A FRONT FORECOURT, REAR GARDEN AND OFF ROAD PARKING.

OFFERED WITH NO UPWARD CHAIN!

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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 winning bidder will pay £ 349.00 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 optional.

Please note that an AML fee is chargable after an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









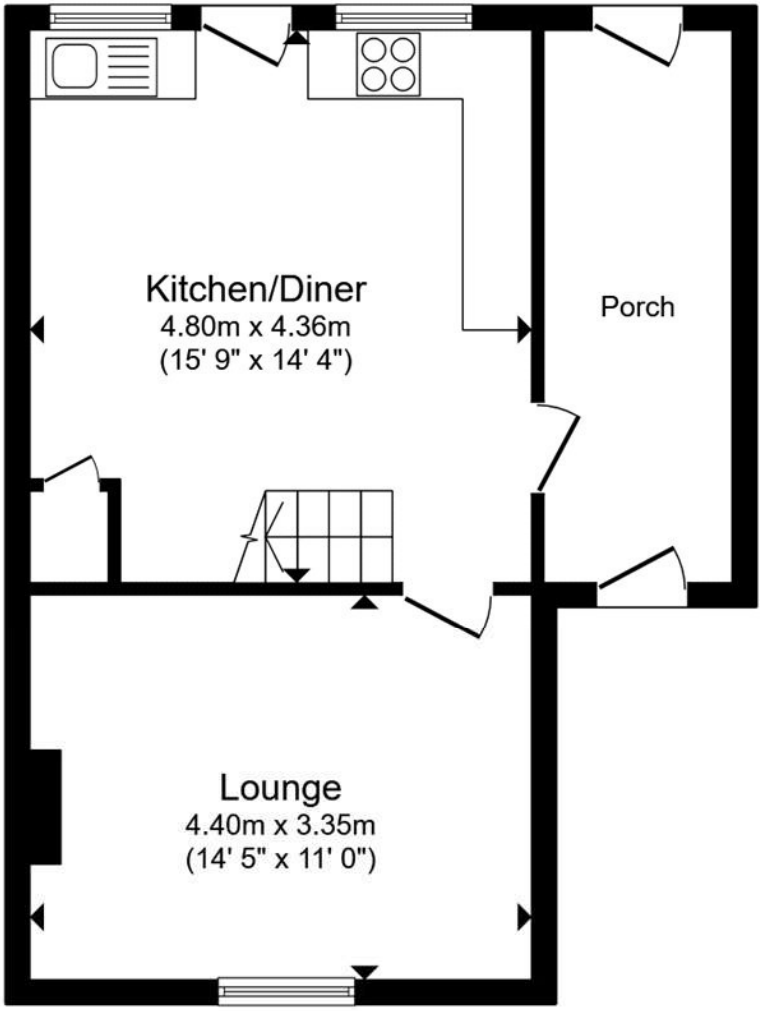




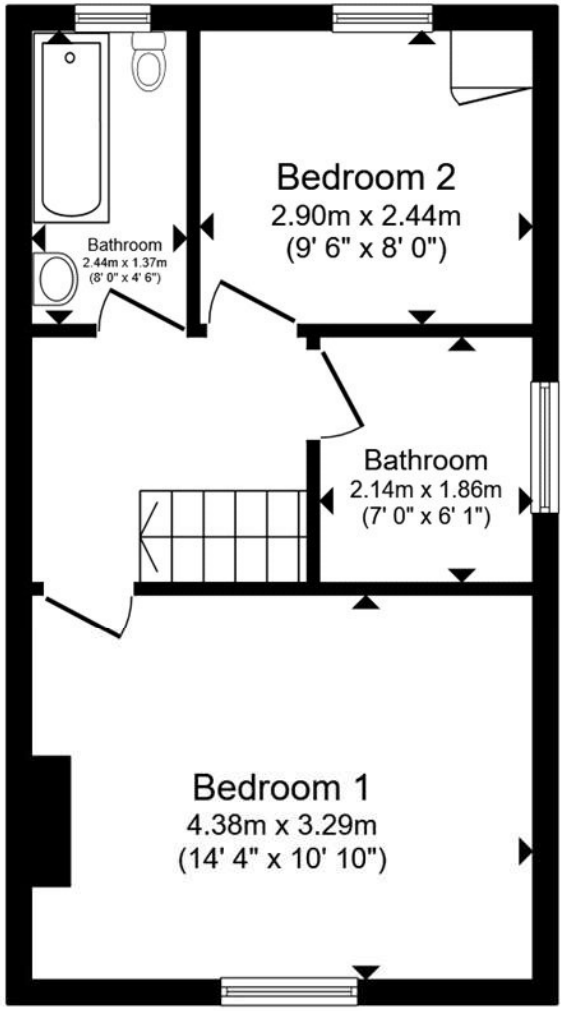








Ground Floor



First Floor

Total floor area 80.3 m² (864 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). Powered by www.propertybox.io

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esc. 1932







Council Tax Band: **A**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Frank Innes
est. 1932

Viewing arrangement by appointment: **01623 551515**
suttoninashfield@frankinnes.co.uk
44 Low Street, Sutton-in-Ashfield, Notts, NG17 1DG

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Frank Innes is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

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