



Haywood Avenue,
Blidworth, Mansfield
NG21 0RE

£150,000 Freehold



****SELLING THROUGH AUCTION****

**** MUST VIEW **** THREE/FOUR BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME SITUATED IN BLIDWORTH, MANSFIELD, NOTTINGHAM.

Robert Ellis Estate Agents are delighted to offer to the market this fantastic three/Four bedroom, Extended semi-detached family home situated in Nottingham.

Accommodation comprises; an entrance hall, Ground floor family bathroom, lounge, refitted dining kitchen, Second reception or Fourth bedroom with en-suite shower room, stairs to landing, first bedroom, second bedroom, third bedroom and enclosed rear garden. To the front of the home is a driveway garden laid to the lawn.

A viewing is **HIGHLY RECOMMENDED** to appreciate the size and location of this fantastic family home- Contact the office on 01 15 648 5485 before it is too late!



ENTRANCE HALLWAY

uPVC double glazed leaded entrance door to the front elevation leading to the entrance hallway, staircase to the first floor landing, wall mounted radiator, laminate floor covering, ceiling light points. Doorways leading off to:

RE-FITTED KITCHEN

16'07" x 8'08" (5.05m x 2.64m)

uPVC double glazed windows to front and side elevation, a range of re-fitted wall and base units incorporating laminate work surface over, five ring gas hob with stainless steel and glass extractor hood over, inset sink with swan-neck mixer tap above, space and plumbing for automatic washing machine, integrate eye level oven and microwave, wall mounted radiator, laminate floor covering, wall mounted gas central heating boiler, wall mounted electrical consumer unit, recessed spotlights to the ceiling, ample space for dining table, space and plumbing for freestanding fridge/freezer, doorway leading through to rear lobby.

REAR LOBBY

uPVC double glazed door to the side elevation, laminate floor covering, ceiling light point, panel door leading to fourth bedroom/second reception room.

BEDROOM FOUR/RECEPTION TWO

15' x 12'8" (4.57m x 3.86m)

uPVC double glazed French doors leading to the enclosed garden at the rear with additional uPVC double glazed windows to the side, wall mounted radiator, laminate floor covering, panel door leading to en-suite shower room.

EN-SUITE SHOWER ROOM

7'04" x 4'07" (2.24m x 1.40m)

Modern white three piece suite comprising walk-in shower enclosure with electric Triton shower above, vanity wash hand basin with storage cupboard below, low level flush WC, tiling to the walls and floor, ceiling light point and extractor fan.

GROUND FLOOR FAMILY BATHROOM

8'08" x 5'10" (2.64m x 1.78m)

uPVC double glazed window to the front elevation, vanity wash hand basin with storage cupboards below, low level flush WC, panel bath with mains shower over and additional electric Triton shower above.

LIVING ROOM

16'01" x 12'01" (4.90m x 3.68m)

uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, laminate floor covering, feature decorative fireplace.

LANDING

Loft access hatch, ceiling light point, laminate floor covering, panel doors leading off to bedroom one.

BEDROOM ONE

16'02" x 11'04" (4.93m x 3.45m)

uPVC double glazed windows to the front and rear elevations, laminate floor covering, wall mounted radiator, ceiling light point.

BEDROOM TWO

12'04" x 9'10" (3.76m x 3.00m)

uPVC double glazed windows to front and side elevations, laminate floor covering, wall mounted radiator, built-in storage cupboard over stairs.

BEDROOM THREE

16'03" x 8'10" (4.95m x 2.69m)

Two uPVC double glazed windows to the side elevation, uPVC double glazed window to the rear, wall mounted radiator, ceiling light point, laminate floor covering.

OUTSIDE

To the front of the property there is a gravel driveway providing ample off-road vehicle hard standing, fence and wall to the boundary, garden laid to lawn, access to the side. To the rear of the property there is a large enclosed garden being laid mainly to lawn with fencing to the boundaries and patio area.

Council Tax

Council Tax Band A, Newark & Sherwood Council.

Auction Details

The sale of this property will take place on the stated date by way of Auction Event

and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)

- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The 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.

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Mains gas

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 20Mbps Ultrafast 1000Mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.