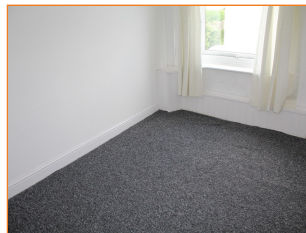


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Bowns Yard, Somercotes £85,000

- BEING SOLD BUY SECURE ON LINE BIDDING
- TERMS AND CONDITIONS APPLY
- STARTING BID £85,000
- MID TERRACED HOME
- TWO BEDROOMS
- ENERGY RATING C



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specific to the contrary interested parties should note that:- 1). These particulars are given without responsibility of Green & May Ltd or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or part of an offer or contract; 2). Green & May Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; 3). The vendors or lessors and neither Green & May Ltd or any employee of Green & May Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; 4). VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessors must satisfy themselves as to the applicable VAT position, if necessary by taking professional advice.

Green and May are delighted to offer to the market this traditional mid terraced house with the benefit of a gas central heating system and double glazing where specified. The property is being sold with no upward chain and very briefly comprises: 26ft x 13ft 6 lounge with double glazed doors to the rear garden. The fitted kitchen has a range of wall and base units, built in oven and hob with extractor over. On the first floor there are two bedrooms and a bathroom. There is a generous garden to the rear with patio and lawn. We would recommend early viewing to avoid disappointment.

Within Somercotes there is a selection of local amenities and facilities to include a late opening Co-op, general store, medical centre, chemist, fast food outlets, public house, bus routes, primary school and play park. The M1/A38 may be accessed at junction 28 which provides transport links to the surrounding centres of Nottingham, Derby, Mansfield and Chesterfield. Lying just off the A38 is The East Midlands Designer Outlet with coffee shops, restaurants and retail opportunities.

Accommodation



Lounge (26' 0" x 13' 06") or (7.92m x 4.11m)

Narrowing to 8ft 10. This is a generous lounge with feature boarded fireplace, under stairs store, coving to the ceiling, two central heating radiators and double glazed French doors to the rear garden.



Fitted Kitchen (12' 05" x 8' 11" Max) or (3.78m x 2.72m Max)

Plus recess. With a range of wall and base units incorporating drawers, contrasting rolled edged work surfaces, complementary tiling to the walls, built in oven and grill with electric hob and stainless steel extractor chimney over, inset shaped stainless steel sink unit with mixer tap, plumbing for automatic washing machine, tiled floor, central heating radiator, panelling to dado height and wall mounted gas central heating boiler and double glazed window and door.

Landing

With coving to the ceiling and access to the loft space.



Bedroom 1 (11' 05" x 10' 02") or (3.48m x 3.10m)

With built in wardrobe, coving to the ceiling, double glazed window to the rear elevation and central heating radiator.

Bedroom 2 (11' 05" x 8' 05") or (3.48m x 2.57m)

With double glazed window to the front elevation and central heating radiator.



Bathroom

With white three piece suite comprising: panelled bath with shower over, low level WC, pedestal wash hand basin, complementary tiling to the walls, central heating radiator and double glazed window.



Outside

To the front of the front of the property there is a paved area with external tap. To the rear there is a generous garden with patio, lawn and shrubs.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure .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.

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.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:71

Tenure

We are informed that the tenure is Freehold


Council Tax

Band A

Directions

For Satellite Navigation the Post Code is DE55 4JU



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.