

The Nottingham  
19a Plains Road  
Nottingham  
NG3 5LG  
t: 0115 960 6833

email: Mapperley-ps@thenottingham.com;cat@thenottingham.com

## The Ranch Nottingham Road, Woodborough, Nottingham

Starting Bid: £300,000.00



The Nottingham Estate Agency is delighted to bring to market this fantastic four bedroom detached bungalow with a one bedroom Annex attached to the rear.

The main part of the bungalow does require some modernisation but the annex is ready to move into. To avoid missing out on this fantastic opportunity call our office today to book your viewing!

### Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, IAM Sold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with IAM Sold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also

contained within this pack.

The buyer will also make payment of £220.00 including VAT towards the preparation cost of the pack, where it has been provided by IAM Sold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

### **Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **Rooms**

Porch-

Double glazed entrance porch with window to the side and double doors giving access to the entrance hall.

Entrance Hall- 12ft 4 x 8ft 8 (3.78m x 2.68m)

Provides access to the lounge and kitchen diner, central heating radiator and electric heater.

Lounge- 18ft 5 x 15ft 8 (5.64m x 4.82m)

Double glazed window to the front, double glazed patio doors to the side and rear, two central heating radiators, two electric heaters and open fire.

Kitchen Diner- 15ft 9ft 4 (4.58m x 2.87m)

With eye and base level units with an inset sink, electric cooker point, central heating radiator, electric heater, single glazed window to the rear, stable door to the utility area and door through to the inner hallway.

Inner Hallway-

With access to bathroom and two bedrooms.

Family Bathroom- 11ft 2 x 6ft 4 (3.41m x 1.95m)

Double glazed window and a single glazed window to the rear, shower, wash handbasin, wc, central heating radiator and electric heater.

Bedroom 1- 15ft 8 x 10ft 11 reducing to 8ft 9 (4.82m x 3.08m reducing to 2.71m)

Double glazed window to the front, central heating radiator, electric heater and door through to bedroom three.

Bedroom 2- 10ft 8 x 8ft 8 (3.29m x 2.68m)

Double glazed window to the front, central heating radiator and electric heater.

Bedroom 3- 11ft 9 x 9ft 4 reducing to 6ft 10 (3.63m x 2.87m reducing to 1.86m)

Accessed through bedroom one. Double glazed window to the rear and central heating radiator.

Utility Area- 13ft 2 x 12ft 4 (4.02m x 3.78m)

Inset sink, plumbing for washing machine, single glazed window to the side and a stable door out to the side. Door to bedroom four.

Bedroom 4- 13ft 2 x 12ft 5 (4.02m x 3.81m)

Double glazed window to the side, central heating radiator, skylight and door through to-

WC- 4ft 1 x 3ft 10

Wc and wash handbasin.

Annex-

Entrance-

Entrance door into entrance hall.

Entrance Hall-

With access to the kitchen diner and bedroom.

Kitchen Diner- 15ft 11 x 9ft 1 (4.61m x 2.77m)

Comprising of both eye and level units, inset sink, plumbing for washing machine, electric hob and oven, electric heater and double glazed window.

Lounge- 19ft x 14ft 9 (5.79m x 4.54m)

Double glazed window to the side, french doors to the garden, feature fire and electric heater.

Bedroom- 16ft 7 x 13ft 9 (5.09m x 4.24m)

Double glazed window, feature fireplace, built in wardrobe and door through to the en-suite.

En-Suite- 5ft 5 x 5ft 4 (1.68m x 1.65m)

Double glazed window to the side, walk in shower, wash handbasin and wc.

Garage-

There is a garage with double doors.

Outside-

The front garden is laid to lawn with patio area and access to the off street parking to the side of the bungalow. To the rear of the bungalow is a laid lawn garden and patio area.