



Orston Avenue, Newark NG24 4NS

welcome to

Orston Avenue, Newark

****NO CHAIN**** This well-presented three-bedroom, semi-detached house is ideally located within walking distance of Newark town centre. Briefly comprising of entrance hall, living room, kitchen and dining room, three bedrooms, wet room, driveway & generous rear garden.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Having stairs rising to the first floor, radiator and understairs storage cupboard.

Lounge

Featuring a fireplace, radiator and window to the rear.

Kitchen

Fitted with a range of wall and base units with work surfacing over, sink, gas oven, plumbing for washing machine and window to the front.

Dining Room

There is a fireplace, radiator and patio doors to the rear garden.

Utility

Having a sink and plumbing for washing machine.

Cloakroom

Fitted with a WC and window to the front.

First Floor Landing

Bedroom One

There is a built-in wardrobe, radiator and window to the rear.

Bedroom Two

Having two built-in wardrobes, radiator and window to the rear.

Bedroom Three

There is a fitted wardrobe, radiator and window to the front.

Wet Room

Fitted with a shower, wash hand basin, WC, radiator and window to the side.

Outside Front

To the front of the property there is a driveway providing off-road parking.

Rear Garden

The enclosed rear garden is generously sized, mainly laid to lawn with a patio area and complete with a range of mature trees/shrubs and planting.

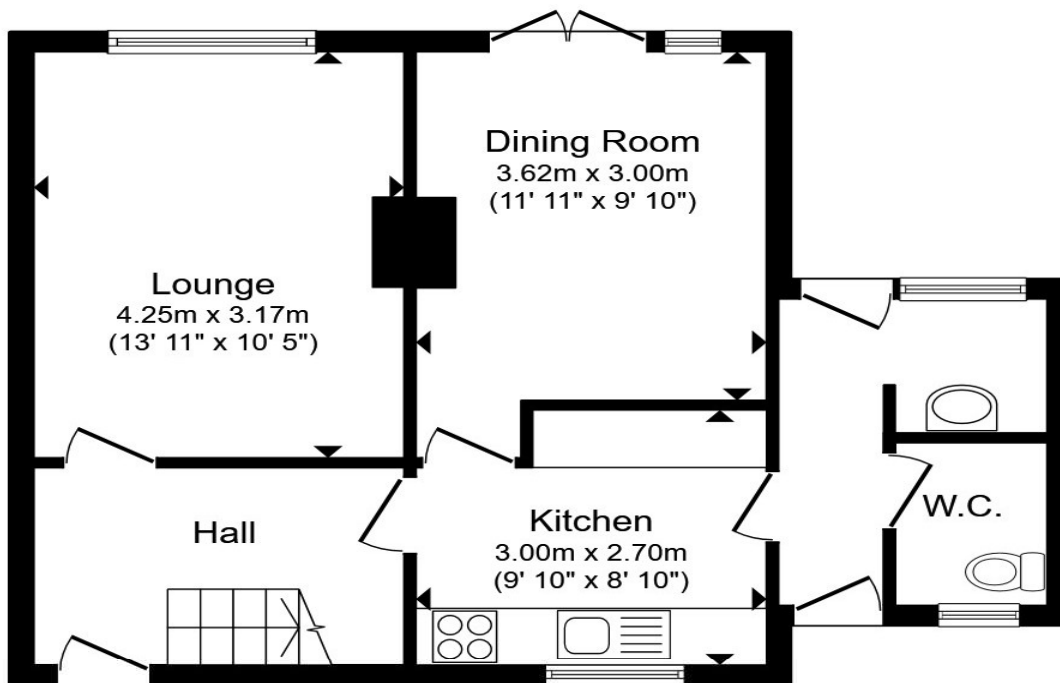
Agents Note

This property is of non-standard construction and is Wimpey No Fines construction. Please contact the agent for more information.

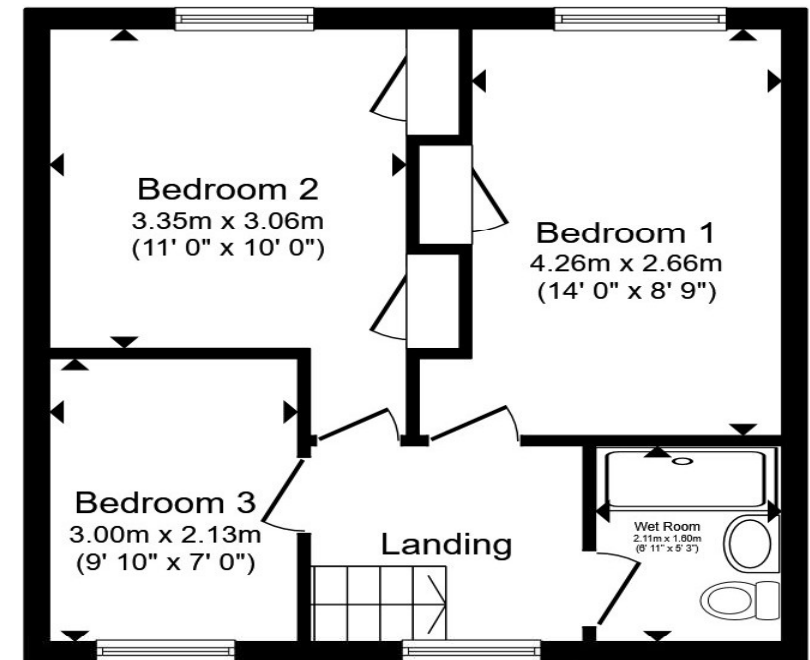


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Ground Floor



First Floor

Total floor area 88.2 m² (949 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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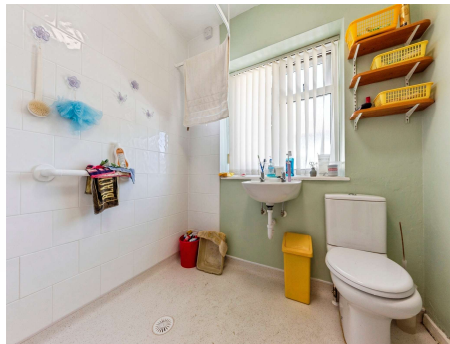
Orston Avenue, Newark

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN
- SEMI-DETACHED HOUSE

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWK106669 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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