LESLEY
GREAVES
estate & letting agents

Starting Bid £110,000

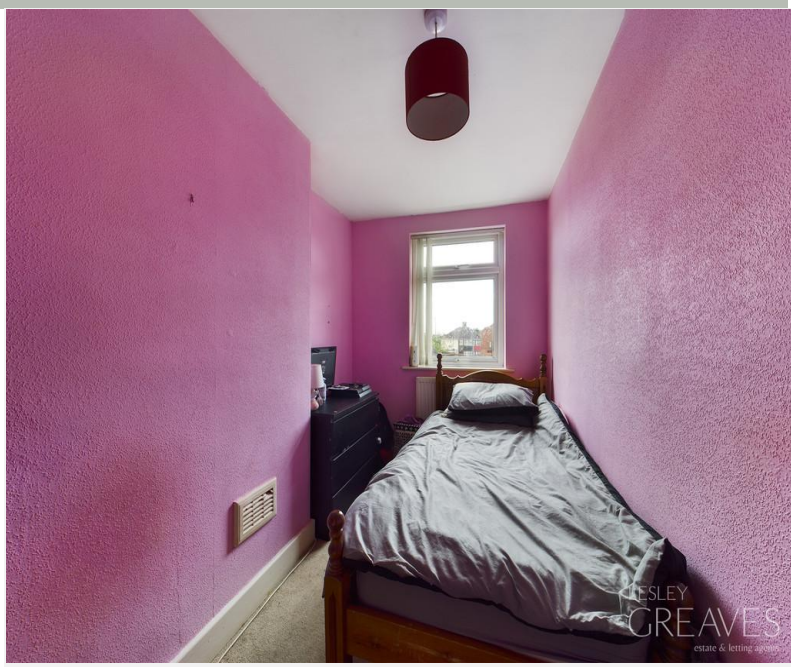
Merchant Street, Bulwell, Nottingham NG6 8GT

EPC Rating E

End terraced property with off street parking! In brief the property spans three floors and comprises a living room and kitchen to the ground floor. To the first floor are two bedrooms and bathroom and to the second floor is the third bedroom. To the rear of the property is an enclosed garden with lawn and patio and to the side is a parking space. Bulwell is a well established residential area is close to a wide range of amenities and public transport links.

This property is for sale by "31 - Midlands "powered by iam-sold Ltd"

AUCTIONEERS 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £300 inc. VAT towards the preparation cost of the pack. 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.TO VIEW OR MAKE A BID contact Lesley Greaves Estate Agents in Gedling, Contact No 0115 9877337 or visit https://www.lesleygreaves.co.uk.



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LIVING ROOM 12' 0" x 11' 10" into recess (3.66m x 3.61m)

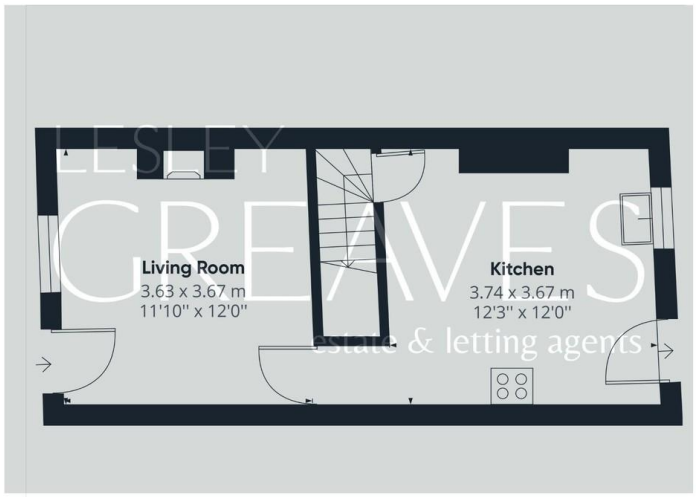
KITCHEN 12' 3" x 12' 0" into recess (3.73m x 3.66m)

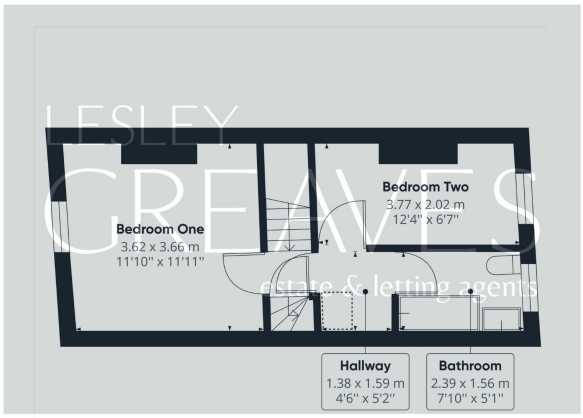
BEDROOM ONE 11' 11" x 11' 10" into recess (3.63m x 3.61m)

BEDROOM TWO 12' 4" x 6' 7" into recess (3.76m x 2.01m)

BATHROOM 7' 10" x 5' 1" (2.39m x 1.55m)

BEDROOM THREE LOFT ROOM 13' 0" x 11' 11" to the maximum (3.96m x 3.63m)





COUNCIL TAX BAND: A

LOCAL AUTHORITY: Nottingham City Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Company Registration Number: 5773186 | VAT Number: 917862296