

## Chaworth Street Blidworth Mansfield

**Starting Bid: £49,950**

End terrace property, three bedrooms, cul-de-sac location, generous size rear garden, modernisation required, gas central heating, ideal investment property.

### Auctioneer's Comments

This property is for sale by the modern method of auction, also known as a "conditional auction". This process is similar to a normal property purchase but on acceptance of an offer the purchaser will pay a non-refundable reservation fee to secure the property. The buyer then has 28 days to exchange contracts and a further 28 days to complete the purchase. Terms and conditions apply to the modern auction method of sale, which is operated by Location Property Auction.

### 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.



### Entrance Hall

With stairs rising to first floor, radiator, storage cupboard with window to the side and wall mounted boiler.

### Lounge

**15' 11" x 10' 5" (4.85m x 3.18m)**

With windows to the side and rear and radiator.

### Kitchen

**11' 3" x 9' 9" (3.43m x 2.97m)**

Fitted with a range of base and eye level units, roll top work surfaces and tiled splash backs, stainless steel sink unit with single drainer, plumbing for automatic washing machine, cooker point, window to the rear, upvc double glazed door to the rear, and radiator.

### Shower Room

With shower, pedestal wash hand basin, low level wc, two windows to the side and radiator.

### FIRST FLOOR

Landing

### Bedroom One

**16' x 10' 7" (4.88m x 3.23m)**

With window to the rear and radiator.

### Bedroom Two

**9' 8" x 9' 8" (2.95m x 2.95m)**

With windows to the front and side and radiator.

### Bedroom Three

**14' 8" x 6' 1" (4.47m x 1.85m)**

With window to the rear and radiator.

### OUTSIDE

The property is situated in a cul-de-sac location with the rear garden benefiting from generous size internal corner plot.

