barnes

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Lea View Eakring Road, Wellow NG22 0EG

£125,000

TO BE SOLD BY ONLINE AUCTION (UNLESS SOLD PREVIOUSLY BY PRIVATE TREATY) ON 25TH AUGUST 2022.

An appealing, Victorian, semi detached cottage ripe for some refurbishment and upgrading situated in a very popular and pleasant Nottinghamshire village. Excellent potential for a speculator or owner/occupier.

- **LOT 5**
- **COMFORTABLE LOUNGE**
- **KITCHEN PLUS UTILITY**
- **GROUND FLOOR BATHROOM**
- **COTTAGE GARDEN**
- **PLEASANT OUTLOOK**

DESCRIPTION AND SITUATION

The sale of this traditional, two storey, semi detached cottage will be of immediate interest to either the owner/occupier looking for an affordable home on which they can place their own personal stamp as well as the speculator seeking an opportunity to realise Capital Gains following refurbishment and upgrading.

The property retains some nice, original features and has the benefit of an attractive, cottage garden with off street parking. The cottage overlooks the allotments to the front. The accommodation is served by an oil fired heating system.

Wellow is a delightful, Nottinghamshire village whose focal point is the Maypole situated on the village green. The village has two public houses - both of which are within easy walking distance. The village lies about 3 miles from Ollerton. Ollerton has become a small town with an excellent range of shops plus Tesco Superstore, primary and secondary schooling facilities. Wellow gains good vehicular access to the main road networks leading to both Mansfield and Newark.

ACCOMMODATION

The accommodation with approximate room sizes may be more fully described as follows:

ENTRANCE HALL

With staircase giving access to the first floor accommodation.

LOUNGE 11'11" x 11'11" (3.64 x 3.64)

Open solid fire with original period surround. Double glazed window and central heating radiator.

DINING KITCHEN 10'0" x 12'0" (3.07 x 3.67)

Equipped with stainless steel single drainer sink unit, plumbing for washer, walk in understairs storage cupboard, central heating radiator and double glazed window.

UTILITY ROOM 3'10" x 4'10" (1.18 x 1.49)
With oil fired central heating boiler and door giving access to:

BATHROOM/WC 8'11" x 4'11" (2.73 x 1.51)
Equipped with a bath with shower from mixer tap above, wash hand basin, WC, central heating radiator, double glazed window and ceramic floor tiling.

FIRST FLOOR:

LANDING

BEDROOM 11'11" x 12'0" (3.64 x 3.66)
With open fire with original period surround. Walk in storage cupboard plus double glazed window and central heating radiator.

BEDROOM 11'10" x 8'9" (3.63 x 2.68)
With inbuilt airing cupboard, central heating radiator and double glazed window.

BEDROOM 6'4" x 8'11" (1.95 x 2.74)
A good sized third bedroom with double glazed window and central heating radiator.

OUTSIDE:

To the front of the property there is a lawn with potential off street parking. The rear gardens comprise a lawn along with detached brick/slate outbuilding housing the oil storage tank.

ADDITIONAL OUTSIDE PHOTOS

TENURE
The tenure is freehold with vacant possession upon completion.

SERVICES:
Mains water, electricity and drainage are available and connected. There is no gas laid onto the village.

VIEWING:
Viewing is arranged with pleasure by the sole selling auctioneers.

METHOD OF SALE
The property will be sold by Online Auction (unless sold previously by Private Treaty). Full information regarding the Online Auction process is available on our website www.wabarnes.co.uk. In order to bid on this Lot interested parties must follow the registration procedures.

GUIDE PRICE
An indication of the sellers current minimum acceptable price at auction. The guide price or a range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual but not always the case that a provisional reserve range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time upto the day of auction in the light of interest shown during the marketing period, a guide price is issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall or as a single figure. The reserve price would not normally be higher than the guide price. A guide price is different to a reserve (see below). Both the guide price and reserve price can be subject to change upto and including the day of the auction.

RESERVE PRICE
This is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer.

COUNCIL TAX BAND - B

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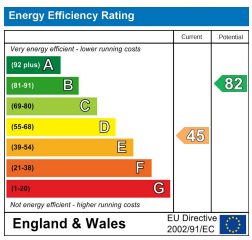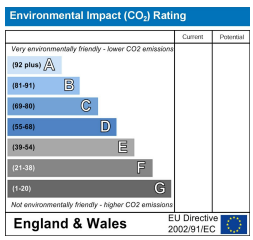
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