



32 Ton Lane,
Lowdham, NG14 7AS

TJ
THOMAS
JAMES

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Offered to the market in an unconditional auction in partnership with iamsold Auctions.
AUCTION DATE 18/03/2024.

A unique opportunity to purchase a cottage home, with huge potential for improvement throughout. The property is sold as seen.

In need of upgrade and refurbishment, the property provides accommodation including an entrance porch, two reception rooms, a breakfast kitchen, a utility room, and a wc on the ground floor, with the first floor landing giving access to four bedrooms, and the bathroom.

Set back from the road, and accessed via a shared driveway, the property has large gardens to the front, a paved seating area and further garden at the rear, plus a gated driveway and double garages providing off road parking for a number of vehicles.

Lowdham lies between Nottingham and Southwell. Enjoying a range of amenities including shops, a post office and public houses, the village boasts excellent local transport links, with the train station and main road routes providing easy access to surrounding villages and the city centre.

Please contact the Thomas James team on 0115 989 9757 or visit www.amsold.co.uk for more information.

Viewing is essential!

Guide Price £180,000





ACCOMMODATION

The original wooden entrance door at the front, gives access to the entrance porch. From here, a further entrance door opens to the living room.

The dual aspect living room has windows to the front and rear, beams to the ceiling, cork floor tiles, and an open fireplace. Doors lead from here, to the breakfast kitchen and the sitting room.

The sitting room overlooks the front, and has beams to the ceiling, and an open fireplace.

The breakfast kitchen has wall and base units, a sink and drainer unit, and an Aga set in a brick chimney/fireplace. Stairs rise to the first floor from the breakfast kitchen, and a door leads into the utility room, which has a Belfast sink, and houses the boiler (in need of replacement). The utility room gives access in turn to the ground floor wc, and the passageway which leads to the driveway and double garage.

On reaching the first floor, the landing gives access to two double bedrooms, a single bedroom, a further bedroom with separate dressing area, and the bathroom. The dressing area/bedroom is situated above the garages, and has stairs down to the driveway and garages.

OUTSIDE

At the front of the property, the original brick boundary wall and some fencing, enclose the garden. In need of maintenance, this large garden area has a pathway leading to the entrance door.

There is a further garden to the rear of the property, again in need of maintenance. From here there is gated access to the double driveway. The driveway has a farmers style gate, and gives access to the DOUBLE GARAGES (with two separate doors, and external steps to the bedroom above). Beyond the garages, there are steps up to a further (overgrown) garden.

Council Tax Band

Council Tax Band F. Newark & Sherwood District Council.

Amount Payable 2023/2024 £3393.25.

Auction Information

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

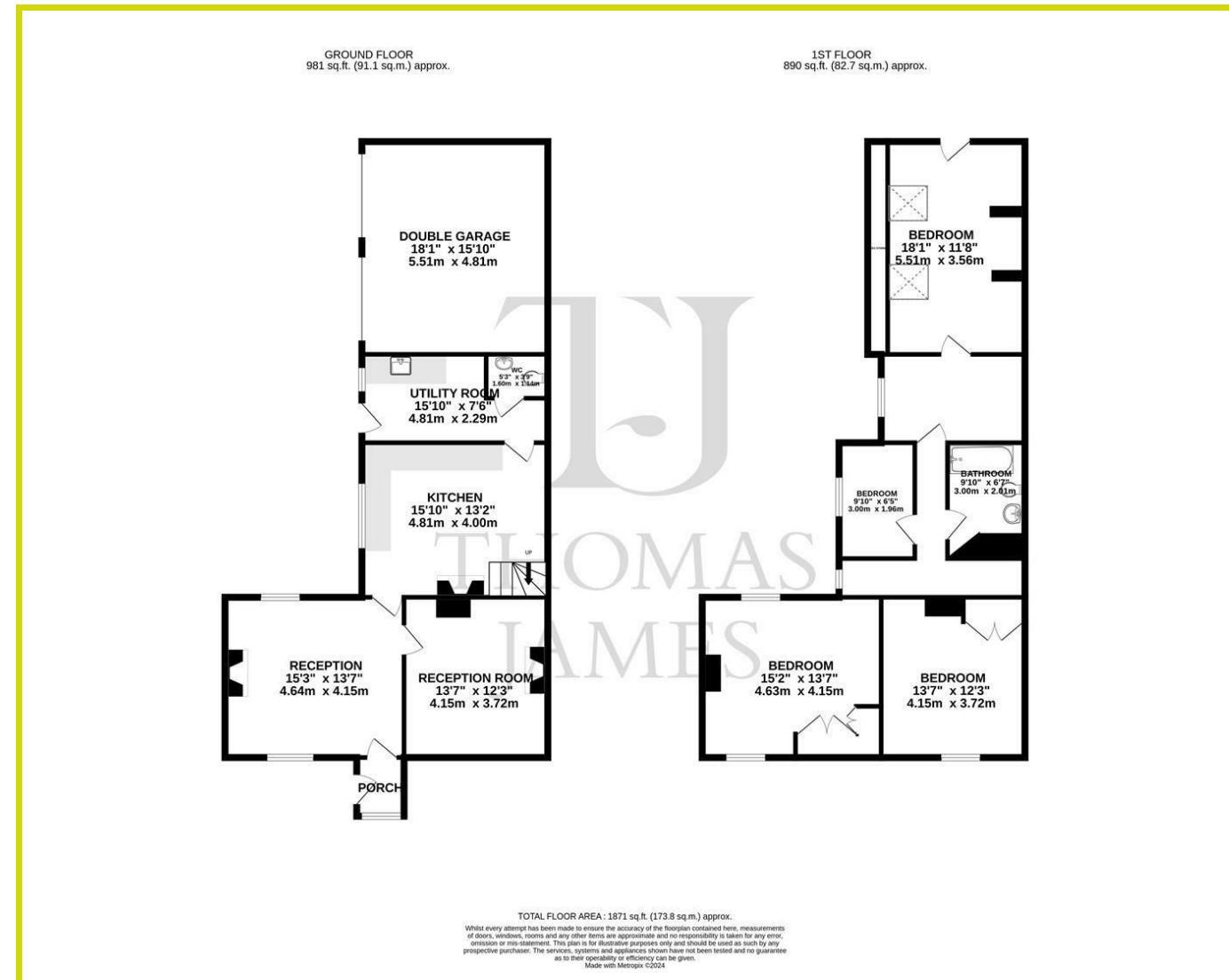
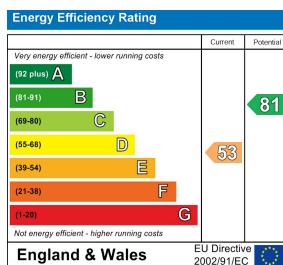


DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



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