



43 Courtlet Way,
Nottingham, NG6 8FG

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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).

This mid town house provides accommodation arranged over two floors which includes an entrance porch, an entrance hall, a kitchen, a lounge, and a wc on the ground floor, with the first floor landing giving access to three bedrooms and the family bathroom.

Benefiting from gas central heating and double glazing, the property also has an enclosed garden to the front.

Situated close to local amenities, the property is within easy reach of excellent main road routes and transport links to Nottingham City Centre, the M1, and Queens Medical Centre.

Offered to the market with no upward chain, the property will make an ideal investment or first time purchase.

Guide Price* £110,000





AUCTION

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 (jamsold).

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

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 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.

Directions

Courtleet Way can be located off Crabtree Road, Bulwell.

GROUND FLOOR ACCOMMODATION

Entrance Door

Opening to the:-

Entrance Porch

With a UPVC door opening to the:-

Entrance Hall

Stairs off to the first floor, ceiling light point, doors into the kitchen, the lounge and the ground floor wc.

Kitchen

Fitted with a range of wall and base units, tiled splash backs and roll edge work surfaces, one and a half bowl sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, built in four ring gas hob.

Window to the rear elevation, ceiling light point, radiator, wall mounted central heating boiler.

Ground Floor WC

Fitted with a low flush wc, and a wall mounted wash hand basin.

Window to the front elevation, ceiling light point, tiling to the splash backs and half height tiling to the walls.

Lounge

Radiator, two ceiling light points, laminate flooring, sliding patio doors opening to the garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Window to the rear elevation, doors into three bedrooms and the family bathroom.

Bedroom One

Window to the front elevation, ceiling light point, radiator.

Bedroom Two

Window to the front elevation, ceiling light point, radiator.

Bedroom Three

Window to the front elevation, ceiling light point, radiator, over stairs storage cupboard.

Family Bathroom

Fitted with a low flush wc, a pedestal wash hand basin, and a panelled bath with a shower and glazed screen over.

Window to the rear elevation, ceiling light point, radiator, tiling to the splash backs.

OUTSIDE

There is gated access to the garden at the front of the property which is laid mainly to paving, and leads to the entrance door.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2023/2024 £1,607.76.

Referral Arrangement Note

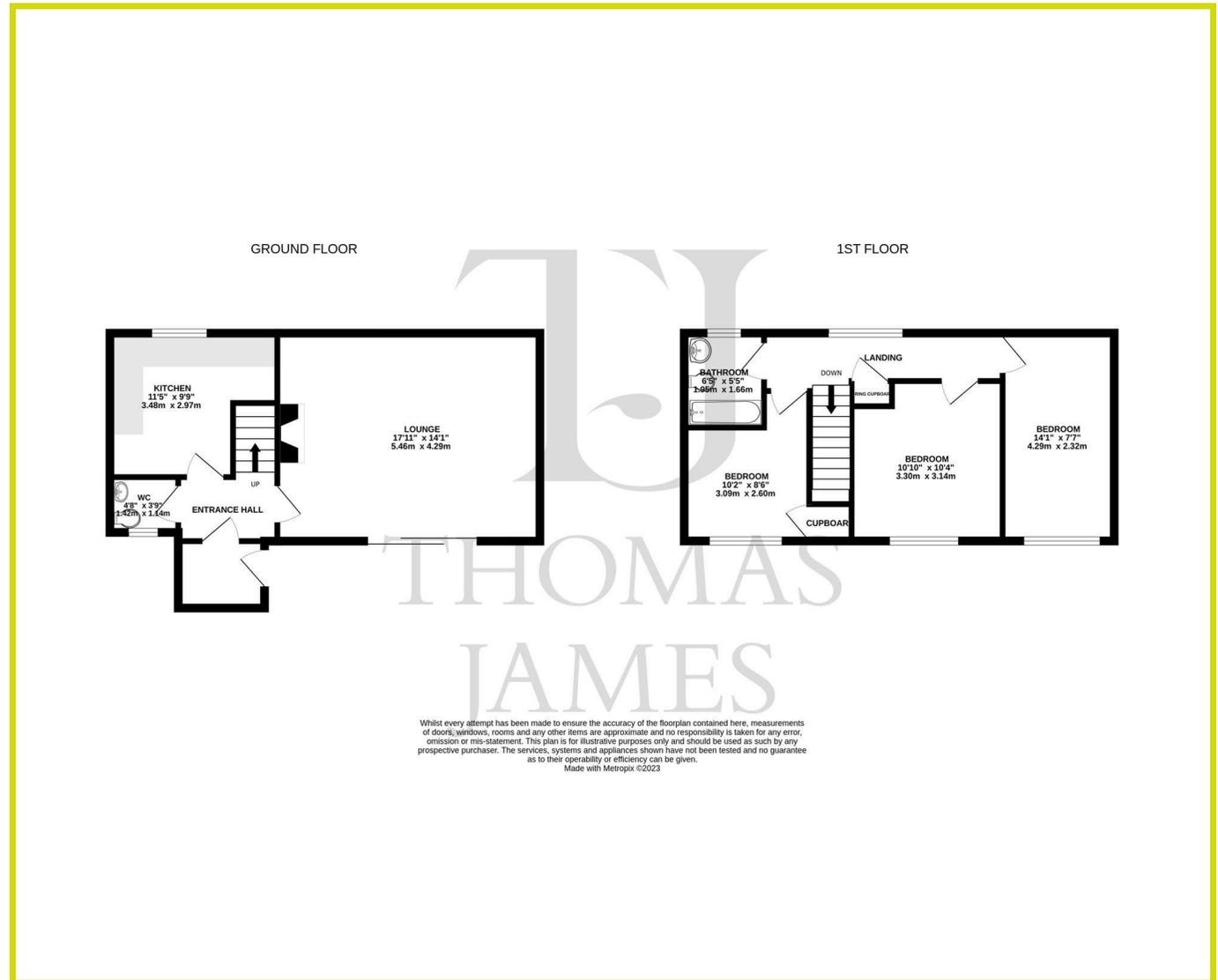
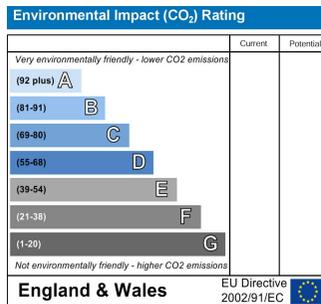
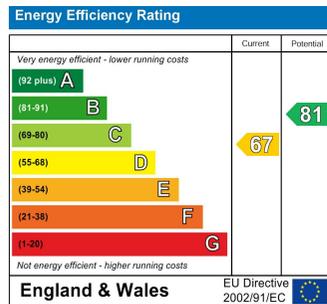
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. 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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