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**30 MAIN ROAD, BARNSTONE, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9JQ**

BY AUCTION £72,000

IN NEED OF COMPLETE MODERNISATION.

THIS PROPERTY IS BEING SOLD WITH THE BENEFIT OF THE TRADITIONAL METHOD OF AUCTION. For more details, please contact Sharon at Hammond Property Services on 01949 87 86 85 or sharon@hammondpropertyservices.com

This is how it works... Exchange of contracts takes place immediately after the closing of the Auction with completion taking place within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

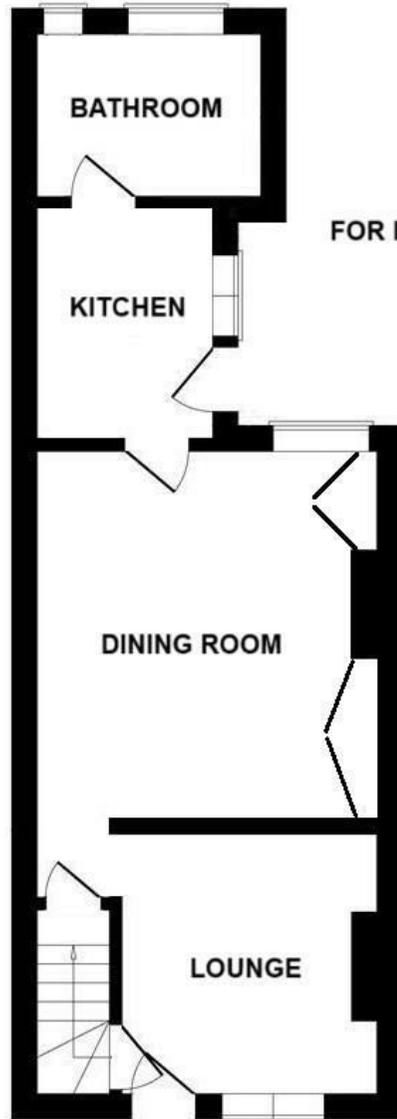
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450 inc. VAT. These services are optional.

To arrange your viewing, please contact the agent on 01949 87 86 85.

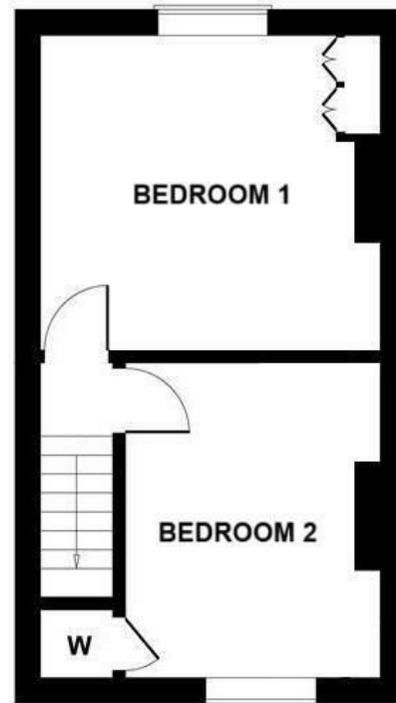
Barnstone lies in the Vale of Belvoir and amenities are available in the adjacent village of Langar including the very well regarded Primary School. The village open the doors to its new Village Hall in 2024 and the venue hosts a variety of events to the benefit of this village community. Further facilities can be found in the nearby market town of Bingham including range of shops, doctors and dentists, secondary schooling, leisure centre and railway station with links to Nottingham and Grantham.

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NOT TO SCALE
FOR ILLUSTRATION PURPOSES ONLY



Council Tax Band

A

DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. At the T junction turn right onto the A52 then immediately left as directed to Langar. Continue for just over 3 miles then, at the crossroads, turn left as directed to Barnstone village onto Main Road. Follow the road down to where the property is clearly denoted on the right hand side by the sign reading 22 - 46 Main Road, adjacent to the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 9JQ



Double glazed entrance door into the
LOUNGE
13'0 x 12'0 (3.96m x 3.66m)
with stairs to the first floor. Open
doorway to the

DINING ROOM
13'0 x 12'0 (3.96m x 3.66m)





KITCHEN

7'6 x 6'8 (2.29m x 2.03m)

GROUND FLOOR BATHROOM

8'6 x 5'6 (2.59m x 1.68m)





LANDING

BEDROOM 1

12'0 x 11'9 (3.66m x 3.58m)

BEDROOM 2

12'0 x 10'3 (3.66m x 3.12m)





OUTSIDE - FRONT

The front door is approached by a shared walkway and there is a low gate that provides access to the extensive and long front garden, to which there is a detached garage.





OUTSIDE - REAR

Access to the kitchen is obtained from a small courtyard to the rear.

