



Archway Road

Clipstone



Auction Guide Price £180,000

(Chadwells
Estate & Letting Agents





Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000 This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

In Need of Full Renovation – A Rare Opportunity





Archway Road





Welcome

This detached two-bedroom bungalow presents a fantastic opportunity for buyers seeking a project. Situated on a generous plot, the property enjoys uninterrupted field views, offering peace, privacy, and a strong sense of countryside living. While the bungalow requires full renovation, it provides enormous potential for those looking to modernise, extend (subject to planning permission), or even redevelop the site entirely. Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained • There is no requirement or indeed obligation to use these recommended suppliers or services.



Step inside...

Entrance Hall *17' 5" x 4' 10" (5.30m x 1.47m)*

Enter through the uPVC door into the entrance hall with doors leading to the kitchen, utility room, store room and cloakroom. A uPVC door leads to the rear garden.

Kitchen *11' 4" x 10' 9" (3.45m x 3.27m)*

With uPVC window to the front aspect and door leading into the lounge.

Utility Room *9' 6" x 5' 10" (2.89m x 1.78m)*

With space and plumbing for a washing machine.

Cloakroom *3' 1" x 5' 11" (0.94m x 1.80m)*

With low flush WC.

Lounge *11' 11" x 19' 2" (3.63m x 5.84m)*

With dual aspect window, uPVC door to the front, fireplace and doors leading to the inner hall and kitchen.

Inner Hallway *3' 6" x 6' 9" (1.07m x 2.06m)*

With doors to the two bedrooms, bathroom and lounge. Loft access and store cupboard.

Master Bedroom *11' 8" x 10' 9" (3.55m x 3.27m)*

With uPVC window to the rear.

Bedroom Two *10' 9" x 11' 7" (3.27m x 3.53m)*

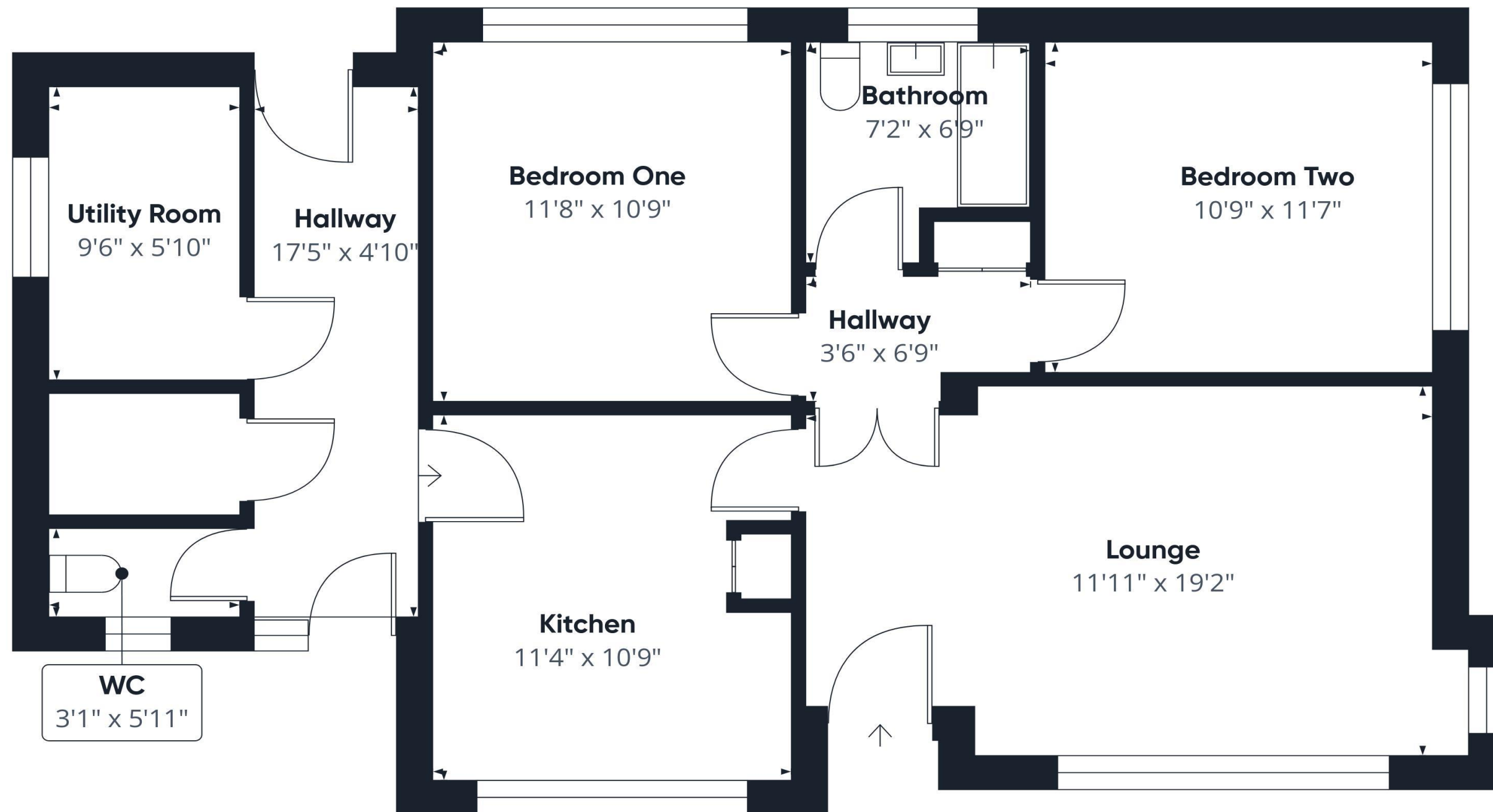
With uPVC window to the side aspect and built in wardrobes.

Bathroom *7' 2" x 6' 9" (2.18m x 2.06m)*

Fitted with a three piece suite comprising bath, low flush WC and hand wash basin. Obscure window to the rear aspect.

Outside

With wrap around gardens and stunning field views.



Approximate total area⁽¹⁾
867 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



Selling Homes with Bespoke Lifestyle Photography

Chadwells
Estate & Letting Agents

If you'd like to view this amazing
property, give us a call.

We'd Love To Show You Around!

Telephone: 01623 861 861

 **Chadwells**
Estate & Letting Agents