AUCTION GUIDE

£235,000

Welfen Lane

Claypole, NG23
Freehold - Council Tax Band - D
EPC - TBC

PROPERTY SUMMARY

3

2

3

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £235,000.

Secure My Sale Estate Agents are delighted to bring this well-presented three bedroom detached house to the market. Nestled in the charming village of Claypole, Newark, this property on Welfen Lane offers a fine blend of modern living and rural tranquillity, with ample space for families or those seeking a comfortable home.

The entrance hallway connects the kitchen and downstairs W/C to three well-proportioned reception rooms, each offering versatility for relaxing, entertaining, or working from home. The kitchen is the heart of the home, with integrated appliances, generous worktop space, and plenty of storage.

Upstairs, three spacious bedrooms are served by two bathrooms, including a high-spec en suite off the main bedroom.

Outside, a large driveway accommodates up to three cars, alongside a substantial garage for extra storage or hobbies. An outbuilding with water and electricity adds further versatility, offering potential for a workshop or additional living space.

With close access to the A1, this home is well placed for commuters while still enjoying the peace of village life, making it a strong option for those looking to settle in a welcoming community.

Don't miss out on the chance to make this exquisite property yours! Contact us to book a viewing now.

Your dream home awaits on Welfen Lane..

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.

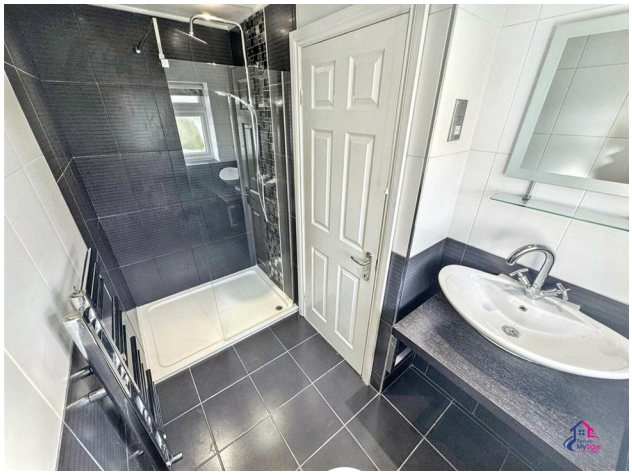
The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’. These prices are 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.

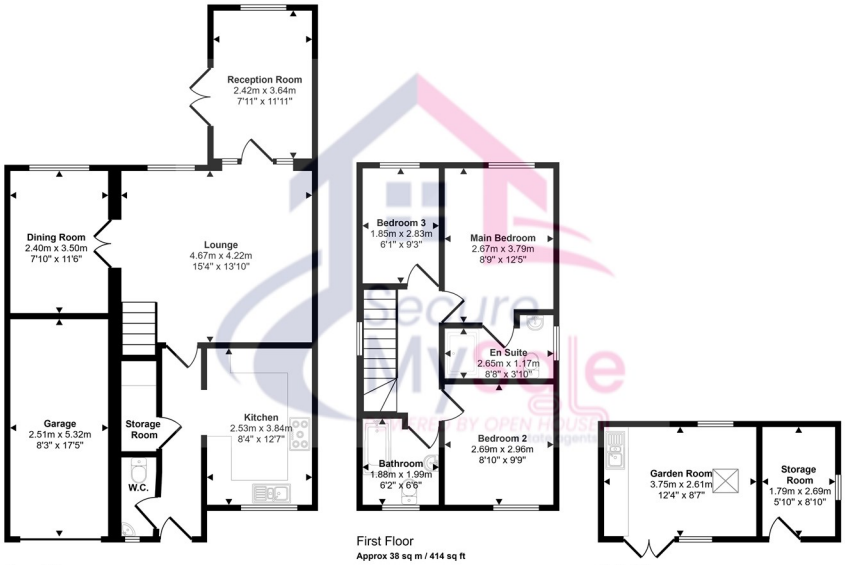
Auctioneers Additional Comments

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[1]refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £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.



Approx Gross Internal Area
128 sq m / 1376 sq ft



Ground Floor
Approx 74 sq m / 800 sq ft

First Floor
Approx 38 sq m / 414 sq ft

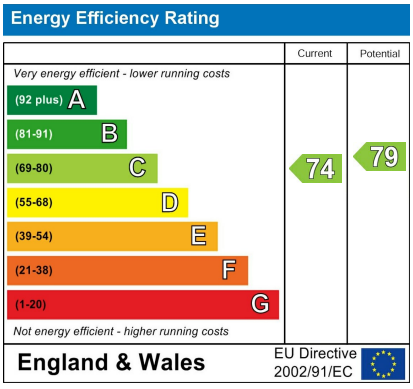
Outbuilding
Approx 15 sq m / 162 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

3

2

3



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the

Open House
estate agents

SECURE MY SALE POWERED BY OPEN HOUSE