

# Coniston Road

Long Eaton, Nottingham, NG10 4DN



**FOR SALE BY AUCTION THURSDAY 28TH  
AUGUST 2025**

Occupying a popular and convenient cul-de-sac location, is a brick built three bedrooomed semi-detached property, requiring a comprehensive scheme of improvement and upgrading.

**Auction Guide Price £120,000**

**John German**



Internally the well proportioned living accommodation has the benefit of being mostly double glazed and gas centrally heated and in brief comprises of porch, entrance hall with stairs, lounge, separate dining room and an extended fitted kitchen measuring 17ft 7 in length. To the first floor landing there are three bedrooms and a family bathroom.

Outside the property is positioned towards to the end of the cul-de-sac with hard standing. To the side there is pedestrian access leading to a large enclosed garden with range of specimen trees.

In our opinion there is significant scope for an extension, subject to obtaining the necessary planning and building regulations.

The popular town of Long Eaton has an excellent range of amenities and is located just off the A52 and M1 Motorway, conveniently positioned between the cities of Derby and Nottingham.

- Porch - 7ft x 4ft 4
- Entrance Hallway - 11ft 8 x 6ft
- Fitted Kitchen - 17ft 7 x 7ft 7
- Lounge - 12ft 3 x 11ft 5
- Dining Room - 11ft 3 x 10ft 3
- UPVC Double Glazed Conservatory - 8ft 4 x 7ft 3
- First Floor Landing - 7ft 4 x 8ft 1
- Bedroom One - 12ft 7 x 10ft 8
- Bedroom Two - 10ft 8 x 10ft 6
- Bedroom Three - 9ft 4 x 7ft 4
- Family Bathroom - 7ft 4 x 5ft 6

**Outside** - The property is positioned towards the end of the cul-de-sac with hard standing. To the side there is pedestrian access leading to a large enclosed garden with range of specimen trees.

**Draft Sales Details** - These sales details are awaiting vendor approval.

**Agents note:** The vendor of this property is related to an employee of John German.

**Auction Details**

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

**Auction Deposit and Fees**

The following deposits and non-refundable auctioneers fee apply:

- 10% deposit (subject to a minimum of £5,000)
- Buyers Fee of 1.2% of the purchase price (subject to a minimum of £1,500 inc. VAT)

**Agents' Notes**

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

**Referral Fees**

- Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.
- Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.
- Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

**Additional Information**

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

**Guide Price & Reserve Price**

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

- Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
- Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.
- Property construction:** Brick
- Parking:** On street
- Electricity supply:** Mains
- Water supply:** Mains
- Sewerage:** Mains
- Heating:** Gas
- (Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:**
- See Ofcom link for speed: <https://checker.ofcom.org.uk/>
- Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>
- Local Authority/Tax Band:** Erewash Borough Council / Tax Band B
- Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)
- Our Ref:** JGA/18072025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



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**JohnGerman.co.uk Sales and Lettings Agent**

