



Wordsworth Road  
Nottingham NG7 5QU

A WELL PRESENTED TWO BEDROOM END  
TERRACE PROPERTY SITUATED IN  
NOTTINGHAM

**By Auction £127,500 Freehold**



**\*\* FOR SALE VIA AUCTION \*\* £135,000 - £150,000 \*\***

**\*\* MUST VIEW \*\* DO NOT MISS OUT \*\* PERFECT FOR FIRST TIME BUYERS OR INVESTORS \*\***

This charming property boasts an enviable location, perfectly positioned within close proximity to local schools, shops, and convenient transport links, ensuring seamless access to the city and surrounding areas. Whether you're commuting for work or exploring the local community, you'll find everything you need just a short distance away.

Upon entering the property, you are greeted by two generously proportioned reception rooms, ideal for both relaxed family living and entertaining guests. The kitchen is well-equipped with ample storage and counter space, making meal preparation a breeze. Tucked neatly under the stairs, you'll find a cleverly designed office nook, offering a quiet and functional workspace perfect for remote working or study.

Upstairs, the property features two bright and spacious double bedrooms, both offering plenty of room for furniture and storage. The family bathroom is modern and well-appointed, providing comfort and convenience for all members of the household.

Externally, the property benefits from on-road parking and an outdoor storage space that includes a practical WC. The rear courtyard offers a peaceful outdoor retreat, perfect for enjoying a morning coffee or evening relaxation.

This property is a fantastic opportunity for first-time buyers, families, or investors alike. An early viewing is highly recommended to fully appreciate the size, layout, and potential of this home. Don't miss out on this opportunity to make it your own!



### Dining Room

11'11" x 11'8" approx (3.63m x 3.56m approx)

Entrance door to the front elevation leading into Dining Room. Sash windows to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light points. Built-in storage cupboard housing meters. Internal door leading into Living Room

### Living Room

11'10" x 12'2" approx (3.61m x 3.71m approx)

Sash windows to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light points. Internal doors leading into Kitchen, Office Space / Storage Cupboard and to the staircase leading to the First Floor Landing

### Office Space / Storage Cupboard

3'4" x 2'9" approx (1.02m x 0.84m approx)

Built-in under the stairs office space. Power points for useful for office.

### Kitchen

9'10" x 7'1" approx (3.00m x 2.16m approx)

Double glazed window to the side elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Recessed spotlights to the ceiling. Range of matching wall, base and drawer units, providing ample storage space, incorporating worksurfaces over. Stainless steel sink and drainer unit with dual heat tap above. Integrated electric oven. 4 ring ceramic hob and extractor fan. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Space and plumbing for freestanding dishwasher. Access door to the side elevation leading to the enclosed rear garden.

### First Floor Landing

Carpeted flooring. Wall mounted radiator. Ceiling light points. Loft access hatch. Internal doors leading into Bedroom 1,2 and Family Bathroom

### Bedroom 1

12'0" x 11'7" approx (3.66m x 3.53m approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Bedroom 2

12'2" x 8'10" approx (3.71m x 2.69m approx)

Single glazed sash window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard

### Family Bathroom

9'10" x 7'1" approx (3.00m x 2.16m approx)

Double glazed window to the rear elevation. Lino flooring. Tiled splashbacks. Wall mounted radiator. Recessed spotlights to the ceiling. Extractor fan. Modern 3 piece suite comprising of a panel bath with dual heat tap with a mains fed shower above, pedestal wash hand basin with dual heat tap and a low level flush WC. Built-in storage cupboard

### Rear of Property

To the rear of the property there is an enclosed courtyard with brick wall and fencing surrounding.

### Outside WC / Store

6'11" x 5'0" approx (2.11m x 1.52m approx)

Further storage space

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

### Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

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 fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

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).

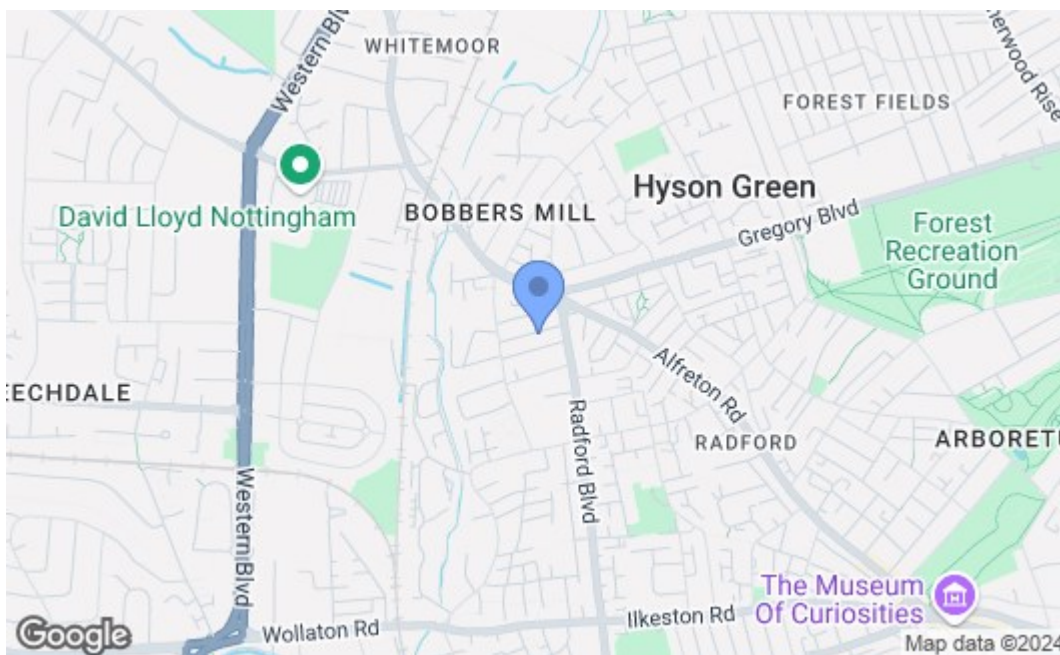
### Guide Price & Reserve Price:

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.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.