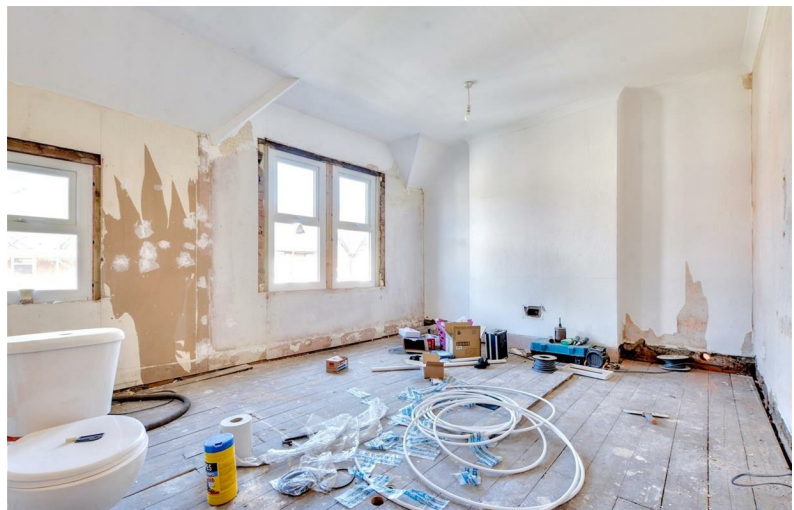


# Robert Ellis

*look no further...*



Burford Road  
Forest Fields, Nottingham NG7 6BD

**By Auction £165,000 Freehold**

4 BEDROOM VICTORIAN SEMI-DETACHED  
INVESTMENT OPPORTUNITY - AUCTION  
PROPERTY

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\*\*\*AUCTION THURSDAY 29TH MAY\*\*\*

Renovation Opportunity – 4-Bedroom Semi-Detached Property on Burford Road, NG7

A fantastic opportunity for investors or developers—this substantial four-bedroom semi-detached Victorian property on Burford Road, NG7, has been pre-stripped and is ready for a full renovation, offering a blank canvas with huge potential.

To the front, the home features a classic palisade garden and a traditional external porch showcasing beautiful original Victorian tiling. Step through the solid wood front door and into a spacious hallway where the period tiling continues, complemented by original coving and detailed plasterwork—perfect for those looking to restore or highlight the home's heritage features.

The ground floor comprises two large reception rooms, the front enjoying a bay window that adds both light and character. To the rear is a generously sized kitchen space with existing plumbing and gas connections in place, ready for a full fit-out. Adjacent is a ground floor bathroom, also with plumbing and gas points already installed.

Upstairs on the first floor are two bathrooms at the rear—ideal for a new layout configuration—alongside a double bedroom in the middle with a newly fitted UPVC window. The spacious front bedroom is flooded with natural light from two brand new UPVC windows and offers excellent space for a master suite or shared living setup.

On the top floor, you'll find two further double bedrooms. The middle room includes a partially completed en-suite shower room, while the front room mirrors the floor below with its impressive size and two newly installed UPVC windows.

The property also comes with a private rear courtyard garden.

Located in the popular NG7 area, the property is ideally situated close to local shops, amenities, public transport links, and Nottingham's universities and hospitals, making it an ideal investment for rental, HMO conversion (subject to necessary permissions), or a long-term family home project.

This is a rare opportunity to take on a renovation-ready Victorian property in a high-demand location. Viewings are essential to appreciate the scale and potential on offer.



### Entrance Porch

Original Victorian tiling to the floor leading to the original wooden front entrance door.

### Reception Room

12'0" x 15'11" approx (3.683 x 4.853 approx)

Bay fronted window to the front elevation, picture rail.

### Reception Room Two

12'5" x 10'5" approx (3.785 x 3.199 approx)

Sash window to the rear elevation, picture rail, coving to the ceiling.

### Cellar

Twinned cellar rooms.

### Extended Kitchen

12'2" x 11'0" approx (3.721 x 3.365 approx)

Door leading to the rear garden, window to the side elevation, tiling to the walls.

### Downstairs Bathroom/Utility Space

6'7" x 9'1" approx (2.010 x 2.775 approx)

### First Floor Landing

Doors leading off to rooms.

### Bathroom

8'8" x 5'6" approx (2.644 x 1.685 approx)

Panelled bath with electric shower over, WC, loft access hatch, window to the rear elevation.

### Shower Room

4'11" x 5'8" approx (1.519 x 1.734 approx)

Window to the side elevation, tiled flooring, electric shower.

### Bedroom One

17'1" x 12'6" approx (5.222 x 3.815 approx)

Two windows to the front elevation providing ample natural light, picture rail, coving to the ceiling.

### Bedroom Two

12'4" x 10'7" approx (3.770 x 3.248 approx)

UPVC window to the rear elevation, coving to the ceiling.

### Second Floor Landing

Doors leading off to rooms, plasterboards to walls, window to the rear elevation.

### Bedroom Three

17'1" x 12'6" approx (5.230 x 3.816 approx)

Two UPVC windows to the front elevation providing ample natural light.

### Bedroom Four

12'5" x 10'0" approx (3.803 x 3.072 approx)

Door to en-suite, UPVC window to the rear elevation, plaster boarding to walls.

### Partially installed En-suite

Plaster boarding to walls, shower tray, partial plumbing.

### Rear of Property

To the rear of the property there is an enclosed rear courtyard style garden.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

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 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 fees apply:

- 5% deposit (subject to a minimum of £5,000)

- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

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.

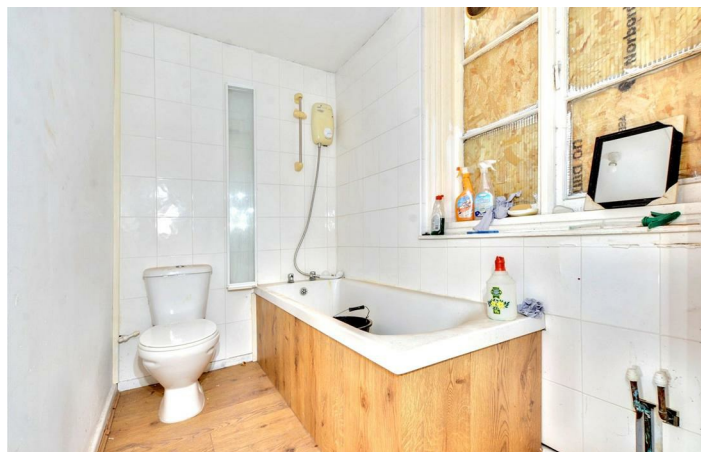
### Additional Information:

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.

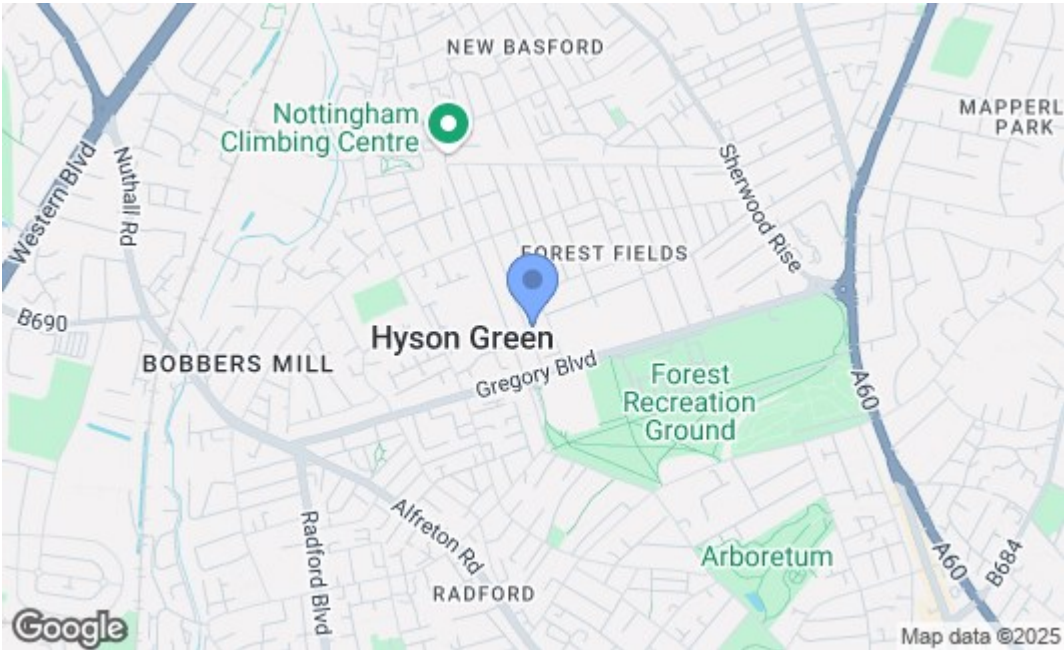
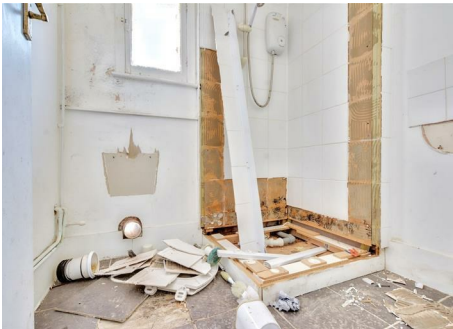
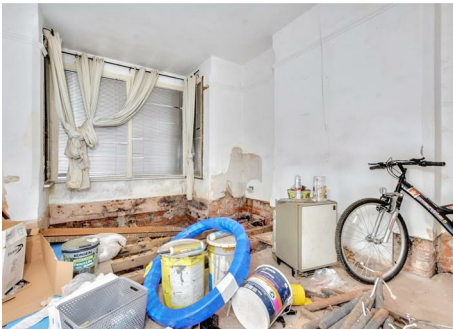
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

### 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales 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.