



**Peel Street Villas Station Road, Langley Mill Nottingham NG16
4DQ**

welcome to

**Peel Street Villas Station Road,
Langley Mill Nottingham**

- THREE BEDROOMS
- TOWN HOUSE
- NO UPWARD CHAIN
- LESS THAN 10 YEARS OLD
- ALLOCATED PARKING

Tenure: Freehold EPC Rating: B
Council Tax Band: B

guide price

£100,000

**Entrance Hallway
Kitchen**

9' 7" x 6' 10" (2.92m x 2.08m)

Lounge

13' 9" x 12' 10" (4.19m x 3.91m)

Dwonstairs Wc

Bedroom One

17' 9" x 10' 6" (5.41m x 3.20m)

Bedroom Two

13' 9" x 10' 2" (4.19m x 3.10m)

Bedroom Three

12' 4" x 6' 10" (3.76m x 2.08m)

Bathroom

Allocated Parking X2 Spaces

Auction Date

AUCTION DATE: TUESDAY 20TH MAY 2025

BIDDER REGISTRATION: Please ensure you are registered to bid on the Barnard Marcus Auctions website by 2pm on MONDAY 19TH MAY 2025
DOWNLOAD LEGAL DOCUMENTS FROM BARNARD MARCUS AUCTIONS WEBSITE

Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the

property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue

Health & Safety Advice

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk

Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This



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Property Ref:

KBY109534 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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