



Starting Bid

£70,000

Pretoria Road

Gonerby Hill Foot, NG31

Council Tax Band: A - EPC Rating: E -
Freehold

PROPERTY SUMMARY

****Offered to Market via Online Auction Terms & Conditions Apply****

Secure My Sale Estate Agents are delighted to present this three-bedroom mid-terrace property, ideally located on Pretoria Road in the popular area of Gonerby Hill Foot. This home offers an exciting opportunity for investors or buyers seeking a renovation project. While it requires updating, the property provides a fantastic blank canvas to create a dream home or enhance its value for the rental market.

The accommodation includes three well-proportioned bedrooms, making it ideal for families or those needing extra space. The mid-terrace layout combines a welcoming sense of community with the privacy of your own home, while the location is highly sought after for its friendly atmosphere and excellent access to local amenities.

Perfect for anyone with vision and creativity, this property has huge potential to be transformed into a stylish and comfortable residence. A superb investment opportunity in a desirable location — viewing is highly recommended to appreciate the possibilities on offer.

Ground Floor

Lounge - 3.06m x 3.40m (10'0 x 11'2)

A cosy living room with plenty of space for seating

Dining Room - 3.06m x 3.35m (10'0 x 11'0)

A useful second reception room ideal for dining or as a flexible living space

Kitchen - 1.92m x 2.92m (6'4 x 9'7)

Galley kitchen with storage and worktop space, ready for updating

Bathroom - 1.91m x 2.09m (6'3 x 9'7)

Bath with shower, W/C and Basin

First Floor

Bedroom Two - 3.17m x 3.43m (10'5 x 11'3)

Well-sized double bedroom

Main Bedroom - 3.14m x 3.46m (10'4 x 11'4)

Largest bedroom with ability to tailor to however you like

Bedroom Three - 1.95m x 2.82m (6'5 x 9'3)

A bright and comfortable bedroom

Outside

Long garden with plenty of sun throughout the day.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively. 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 Auctioneers or the Marketing Agents website.

Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer. 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.

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.

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 of 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 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 your 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

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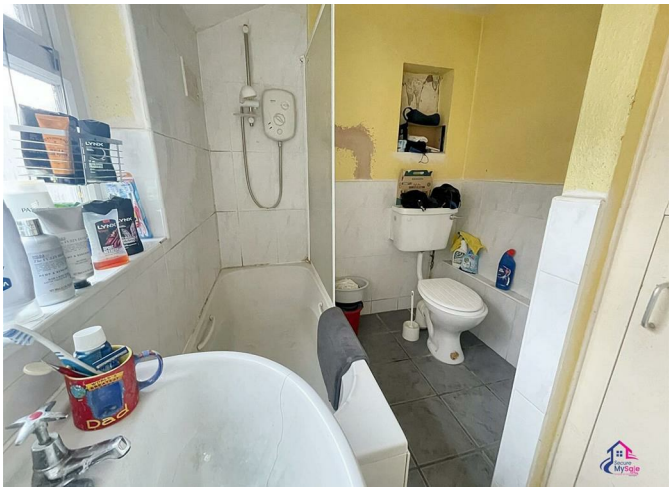


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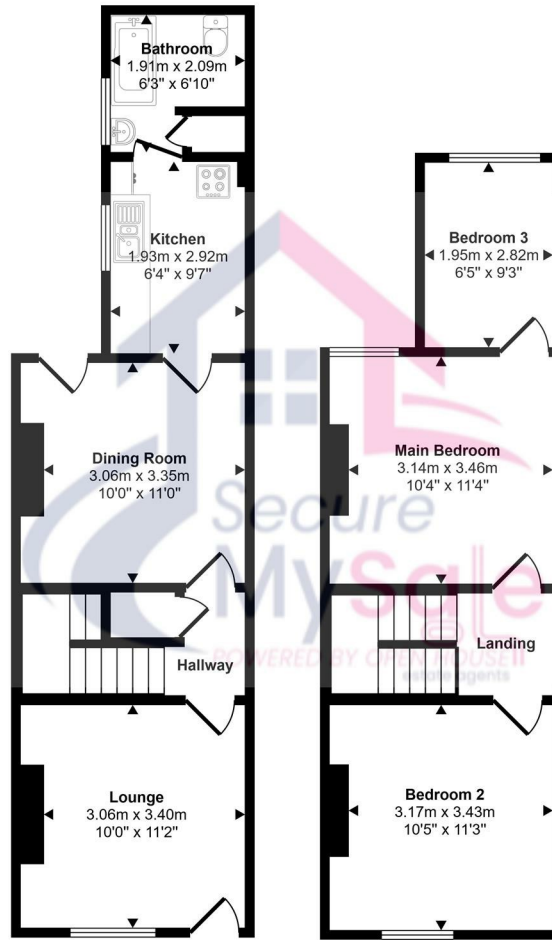


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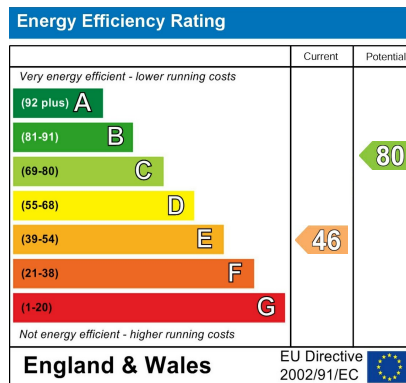
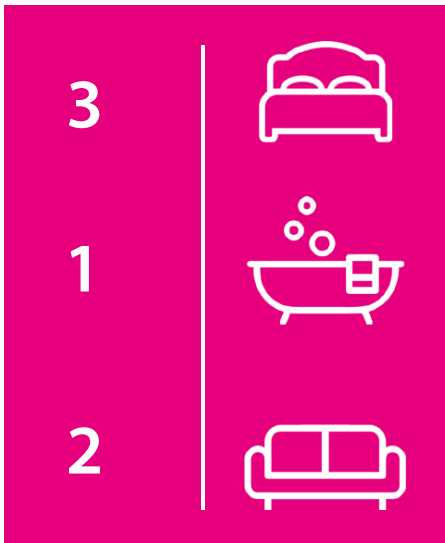




Approx Gross Internal Area
75 sq m / 809 sq ft



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.



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 measurements



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