



Nottingham Road  
Stapleford, Nottingham NG9 8AR

A MID-VICTORIAN THREE STOREY, FOUR  
BEDROOM TERRACED HOUSE.

**Guide Price £125,000 Freehold**



TO BE SOLD BY PUBLIC AUCTION ON WEDNESDAY 23rd OCTOBER 2024.

An imposing, mid-Victorian three storey, four bedroom terraced house requiring modernisation and improvement.

This surprisingly spacious property has accommodation over three floors comprising lounge, kitchen, rear lobby and ground floor shower room. The first floor landing has two bedrooms and a staircase and landing leading to the second floor which has two further bedrooms.

Situated on this popular and convenient street, on a bus route and within walking distance of local amenities and the town centre of Stapleford.

To the rear is a yard with steps leading to surprisingly long and sloping rear gardens which are currently significantly overgrown which eventually back onto open fields.

Requiring modernisation and renovation, this is ideally suited to property investors and developers. The property offers great potential.



## LOUNGE

14'0" reducing to 11'3" x 13'0" (4.27 reducing to 3.44 x 3.97)  
Original sash bay window to the front.

## KITCHEN

10'4" x 9'10" increasing to 12'7" (3.17 x 3.01 increasing to 3.85)  
Wall and base cupboards with work surfacing and stainless steel sink unit with single drainer. Gas cooker point, door to staircase to the first floor, door to cellar, door to rear lobby.

## REAR LOBBY

Door to bathroom.

## BATHROOM

7'3" x 6'3" (2.22 x 1.91)  
Three piece suite comprising wash hand basin, low flush WC, shower cubicle. Plumbing for washing machine, window.

## FIRST FLOOR LANDING

Stairs leading to the second floor. Window.

## BEDROOM ONE

11'3" increasing to 14'0" x 13'1" (3.45 increasing to 4.29 x 3.99)  
Original sash bay window to the front.

## BEDROOM TWO

10'6" x 7'2" (3.21 x 2.19)  
Window to the rear.

## SECOND FLOOR LANDING

Doors to bedrooms three and four.

## BEDROOM THREE

11'3" x 11'10" (3.44 x 3.62)  
Original sash window to the front.

## BEDROOM FOUR

10'3" x 9'10" (3.14 x 3)  
Window to the rear.

## OUTSIDE

To the front of the property, the property is set back from the road with a front garden laid to grass. There is hard standing suitable for bin storage. A pathway leads to the front door. There is a shared entry at the side of the property with gate leading to the rear yard where there is an attached brick outbuilding and further brick outbuilding set into the hillside. Steps and path lead to the long and sloping rear gardens, although currently they are significantly overgrown.

## COUNCIL TAX

Broxtowe Borough Council Band C.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – None

Septic Tank – No

Broadband – Available

Broadband Speed - Standard, Superfast & Ultrafast available

Phone Signal – O2 & Vodaphone = Green - EE & Three = Amber

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Medium Risk

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Conservation Area

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.

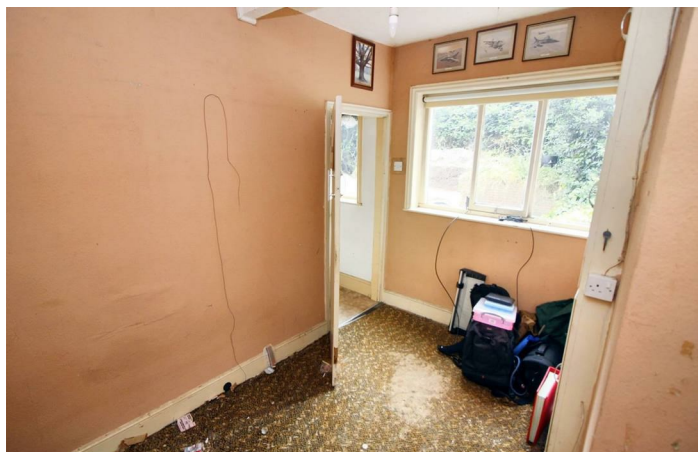
Additional Information:

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).

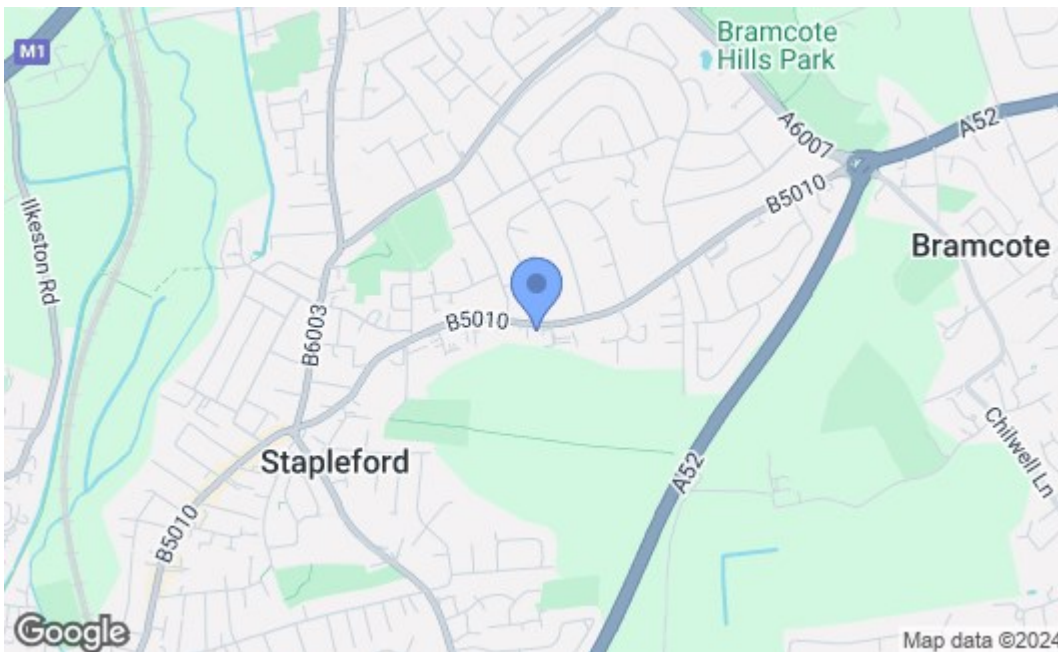
Guide Price & Reserve Price:

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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misplacement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(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.