



202 Toton Lane
Stapleford, Nottingham NG9 7HZ
Guide Price £137,500 Freehold

Offered for sale by public auction on 21st November 2024. A traditional three bedroom semi detached house situated in a highly regarded residential suburb.

This property requires modernisation and improvement and offers great potential to transform into a great long term family home. The property is set back from the road with ample off-street parking, a driveway and garage, and good size rear gardens.

The accommodation currently comprises entrance hall, through lounge/dining room leading to an extended kitchen. To the first floor, the landing provides access to three bedrooms and bathroom/WC.

This location is ideal for both families and commuters alike as highly regarded schools for all ages are within walking distance, as is the town centre of Stapleford. A short drive away can be found the A52 linking Nottingham and Derby, as well as Junction 25 of the M1 motorway, and the park and ride for the Nottingham Tram.

Offered for sale with vacant possession. Please contact Robert Ellis Estate Agents to book in on one of the block viewings prior to the auction.



ENTRANCE HALL

13'10" x 5'11" (4.24 x 1.82)

Electric night storage heater, double glazed window, front entrance door, stairs to the first floor.

CLOAKS/WC

Housing a two piece suite comprising wash hand basin with vanity unit and low flush WC. Double glazed window.

THROUGH LOUNGE/DINER

23'3" x 10'10" (7.11 x 3.32)

Electric night storage heater, double glazed window to the front, double glazed patio door to the rear garden. Partially open to kitchen.

KITCHEN

15'8" x 5'11" (4.8 x 1.82)

Range of fitted wall, base and drawer units with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric double oven, hob and extractor hood over. Plumbing and space for washing machine. Appliance space. Double glazed window and door to the rear.

FIRST FLOOR LANDING

Double glazed window, hatch and ladder to partially boarded loft.

BEDROOM ONE

12'2" x 8'9" increasing to 10'10" (3.73 x 2.67 increasing to 3.32)

Electric night storage heater, fitted wardrobes to one wall, double glazed bay window to the front.

BEDROOM TWO

11'1" x 9'10" (3.38 x 3.01)

Fitted wardrobes, double glazed window to the rear, electric night storage heater.

BEDROOM THREE

6'0" x 6'1" (1.83 x 1.86)

Electric night storage heater, double glazed window to the front.

OUTSIDE

The property is set back from the road with a forecourt providing parking for at least three vehicles. The driveway continues along the side of the house to the rear where there is a further hard standing area and access to a sectional concrete single garage. The rear garden is of a general size with patio areas, section of garden laid to lawn with some bedding. Beyond the garage is a greenhouse. There is an attached brick built outhouse to the property.

AUCTION DETAILS

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.

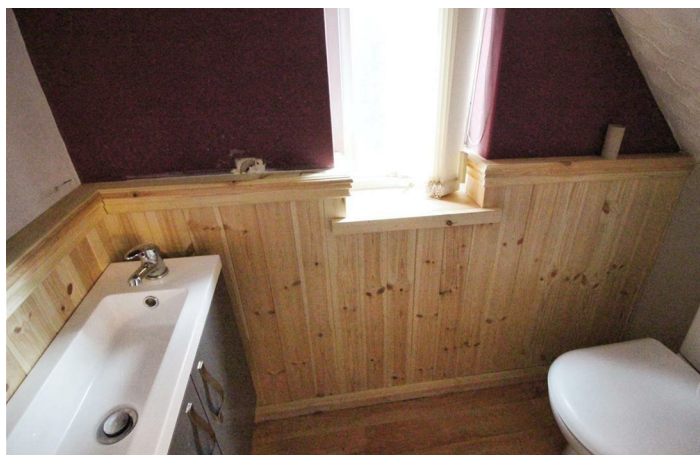
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

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.

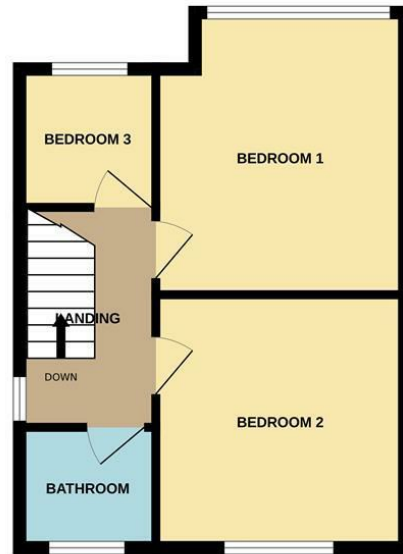
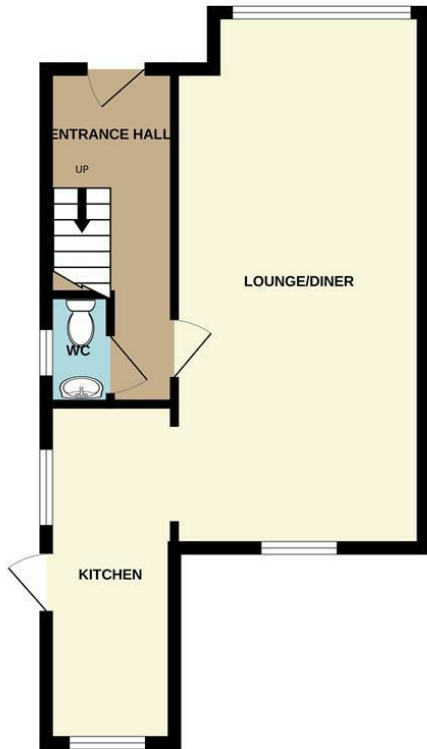
AGENTS NOTE

Utilities - the property is connected to mains drains, electricity and water. However, there is no gas supply to the property.

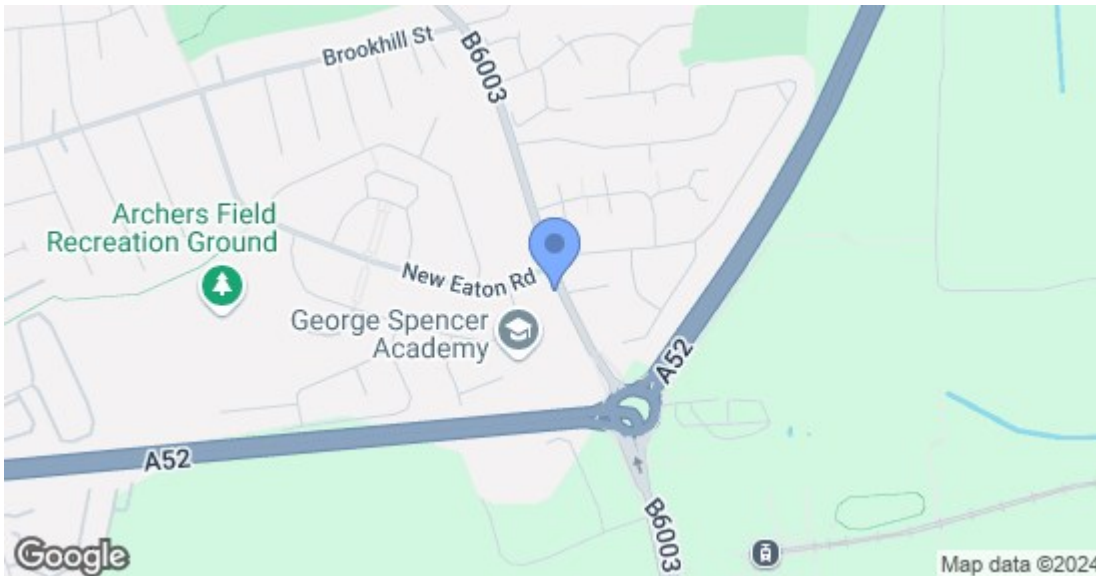


GROUND FLOOR

1ST FLOOR



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 mis-statement. 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			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.