

Robert Ellis

look no further...



**Manor Avenue
Stapleford, Nottingham NG9 8GE**

**A TWO BEDROOM END TERRACED
HOUSE.**

By Auction £100,000 Freehold

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FOR SALE BY PUBLIC AUCTION ON 24TH APRIL 2025.

A traditional two double bedroom end terraced house benefitting from gas fired central heating and double glazing. Requiring modernisation and refurbishment, therefore offering fantastic potential.

Situated in this popular residential suburb, within walking distance of local amenities, including the town centre of Stapleford itself, regular bus service and local junior school.

The accommodation comprises entrance hall, lounge and open plan dining kitchen to the ground floor. To the first floor, the landing provides access to two double bedrooms and bathroom/WC.

The property has front and rear gardens and unrestricted on street parking.

Once modernised, this property will make a fantastic first home, or great long term buy to let investment.



ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor.

LOUNGE

14'7" x 11'2" plus recess (4.45 x 3.41 plus recess)

Radiator, double glazed bay window to the front.

DINING KITCHEN

14'3" x 9'11" (4.36 x 3.04)

Wall and base units with work surfacing, stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine, appliance space. Radiator, wall mounted gas combination boiler (for central heating and hot water). Double glazed window and rear exit door.

FIRST FLOOR LANDING

Double glazed window. Doors to bedrooms and bathroom.

BEDROOM ONE

11'1" x 10'10" (3.4 x 3.32)

Wardrobe, recess, radiator, double glazed window to the front.

BEDROOM TWO

11'10" x 7'6" (3.62 x 2.30)

Double glazed window to the rear.

BATHROOM

A three piece suite comprising wash hand basin, low flush WC, bath with electric shower over. Radiator, double glazed window.

OUTSIDE

To the front is a hedged and fenced in garden with pedestrian access at the side leading to the rear garden. The rear garden is enclosed with a section laid to lawn, two garden sheds, patio area.

AGENTS NOTE

The property is sold as seen.

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.

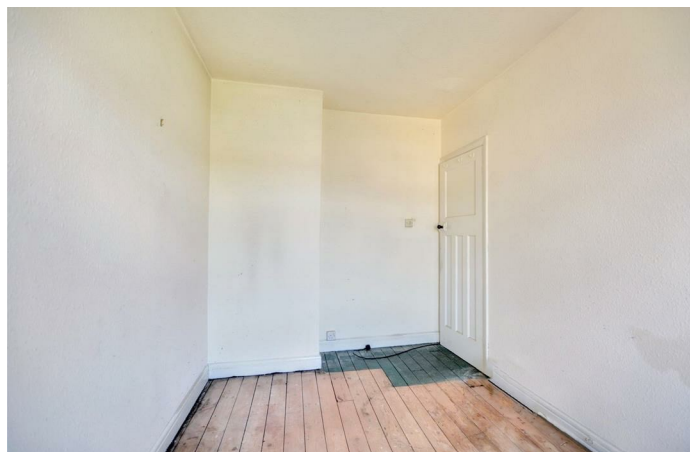
Additional Information

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.

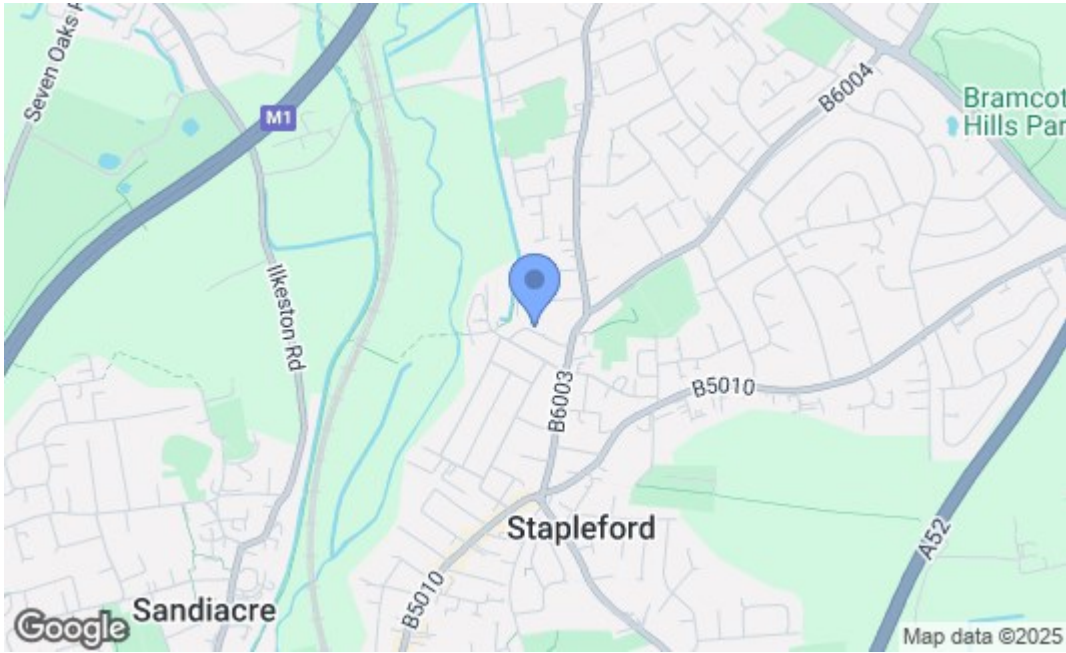
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

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.



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ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 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.