

Bennett Street,  
Long Eaton, Nottingham  
NG10 4JF

**Price Guide £135-150,000**  
**Freehold**



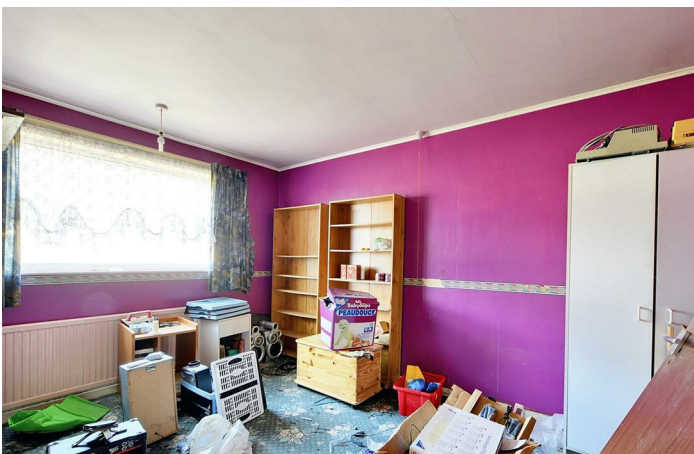


A THREE BEDROOM SEMI-DETACHED HOUSE REQUIRING MODERNISATION THROUGHOUT, BEING SOLD WITH NO ONWARD CHAIN VIA AUCTION WITH OFF STREET PARKING AND A REAR GARDEN BACKING ONTO THE CANAL.

Robert Ellis are pleased to bring to the market this superb investment opportunity. A three bedroom semi-detached house being sold with no onward chain via auction and requiring modernisation throughout. The property boasts good sized rooms and backs onto the canal. This would be an ideal opportunity for a first time buyer who is looking to put their own stamp on a property and make it a family home or an investor looking to add value for re-sale or rental purposes. An internal viewing is highly recommended to appreciate the property and plot. The property is being sold as seen with chattels included.

In brief, to the ground floor the property comprises, an entrance hallway, downstairs WC, open plan kitchen/dining space and workshop to the rear. To the first floor the landing leads to three generous sized bedrooms and the family bathroom suite. To the front, there is a small garden with off street parking via a driveway and to the rear, a large turfed rear garden backing onto the canal.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is within walking distance where shops, supermarkets and healthcare facilities can be found. There are fantastic transport links including nearby bus stops and access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport being just a short drive away.





### Entrance Hall

uPVC double glazed front door, carpeted flooring, radiator, textured ceiling, ceiling light.

### Ground Floor w.c.

UPVC double glazed patterned window overlooking the front, low flush w.c., wall mounted sink, ceiling light.

### Lounge

13'3 x 11'6 approx (4.04m x 3.51m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, gas fire, ceiling light.

### Kitchen/Diner

17'3 x 10'2 approx (5.26m x 3.10m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, radiator, storage cupboards, wall, base and drawer units with inset sink and drainer, ceiling light.

### First Floor Landing

With doors to:

### Bedroom 1

13'10 x 10'6 approx (4.22m x 3.20m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, ceiling light.

### Bedroom 2

12'2 x 11'6 approx (3.71m x 3.51m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, radiator, ceiling light.

### Bedroom 3

10' x 6'9 approx (3.05m x 2.06m approx)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, textured ceiling, ceiling light.

### Family Bathroom

UPVC double glazed patterned window overlooking the rear, carpeted flooring, low flush w.c., pedestal sink, bath with shower over the bath, radiator, ceiling light.

### Outside

To the front of the property there is a small lawned garden with ample off street parking via a driveway. To the rear there is a large lawned garden backing onto the canal.

### 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 and Reserve

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.

### SDL Link

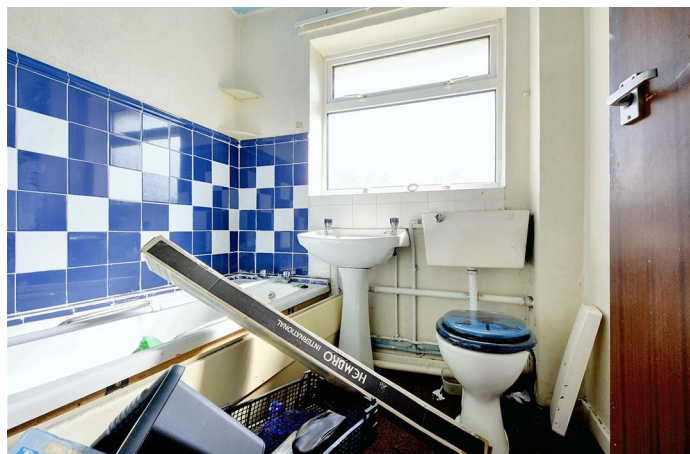
<https://www.sdlauctions.co.uk/property/43808/semi-detached-house-for-auction-nottingham/>

### Directions

Proceed out of Long Eaton along Derby Road and after going over the canal bridge Bennett Street can be found as a turning on the right hand side.  
7953RS

### Council Tax

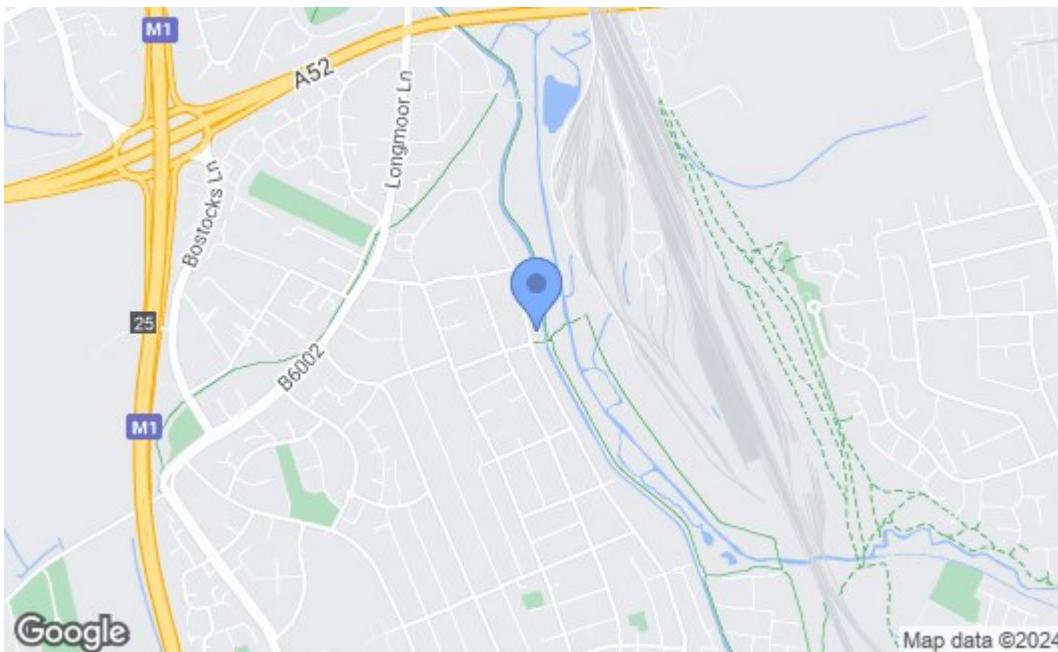
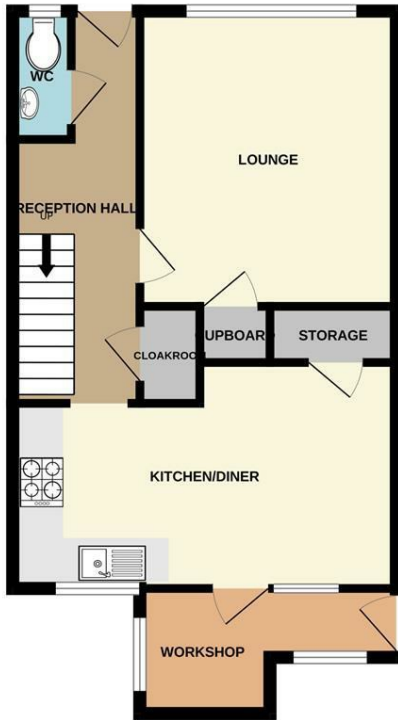
Erewash Borough Council Band B





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(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.