



Hawthorne Avenue,  
Long Eaton, Nottingham  
NG10 3NG

**Price Guide £125-140,000**  
**Freehold**





A THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE WITH TWO RECEPTION ROOMS, REQUIRING MODERNISATION THROUGHOUT AND BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are pleased to be instructed to market and sell via auction, this spacious three bedroom semi-detached house boasting two reception rooms and no further onward chain. The property requires modernisation throughout however does boast some updated uPVC windows throughout. This property would be perfect for a first time buyer looking to put their own stamp on a property or perhaps investors looking for a project. An internal viewing is highly recommended to appreciate the property on offer.

The property briefly comprises a bay fronted lounge, dining room with storage cupboard, downstairs WC, kitchen and the family bathroom. To the first floor there are three generous double bedrooms. To the front there is a wall and gate setting the property away from the road and to the rear, a large and enclosed garden with patio area, turf and mature flowers.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station being just a short drive away.





### Lounge

13'2 x 11'0 approx (4.01m x 3.35m approx)

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

### Dining Room

13'2 x 11'8 approx (4.01m x 3.56m approx)

UPVC double glazed window overlooking the rear and the side, carpeted flooring, storage cupboard, gas fire, radiator, ceiling light. Door to:

### Lobby

With door to:

### Separate w.c.

4'5 x 3'3 approx (1.35m x 0.99m approx)

Wooden single glazed window overlooking the side, carpeted flooring, low flush w.c., ceiling light.

### Kitchen

9'5 x 8'5 approx (2.87m x 2.57m approx)

UPVC double glazed window overlooking the side, UPVC double glazed door leading to the rear, vinyl flooring, space for washing machine, space for fridge/freezer, ceiling light.

### Family Bathroom

3'9 x 6'0 approx (1.14m x 1.83m approx)

Wooden single glazed patterned window overlooking the side, vinyl flooring, bath with mixer tap, pedestal sink, ceiling light.

### First Floor Landing

Carpeted flooring, loft access, ceiling light.

### Bedroom 1

13'2 x 11'1 approx (4.01m x 3.38m approx)

UPVC double glazed windows overlooking the front, wooden floorboards, built in storage cupboard, radiator, ceiling light.

### Bedroom 2

11'9 x 10'2 approx (3.58m x 3.10m approx)

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

### Bedroom 3

8'6 x 12'9 approx (2.59m x 3.89m approx)

UPVC double glazed window overlooking the rear, wooden floorboards, ceiling light.

### Outside

Enclosed, larger than average rear garden laid mainly to lawn with shrubs and bushes to the borders, fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Tamworth Road and after passing over the canal bridge, Hawthorne Avenue can be found as a turning on the right hand side with the property found on the right.

8018RS

### Council Tax

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT AND SKY

Broadband Speed - dard 11 mbps

Superfast 71 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE, VODAFONE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

### Auctions 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/44038/semi-detached-house-for-auction-nottingham/>





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.