



46 Salcombe Road, Basford, NG5 1JW

Price Guide £110,000



Marriotts



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- Semi-detached house
- Bathroom with shower
- Combination boiler
- Three bedrooms
- Lounge & kitchen diner
- NO UPWARD CHAIN

****FOR SALE BY ON-LINE AUCTION Auction Date - TBC 2025 * GUIDE PRICE £110,000 - £140,000** PRE-AUCTION OFFERS CONSIDERED** AUCTION PACK AVAILABLE ON REGISTRATION**** A three-bedroom semi-detached house in a popular location just off the Ring Road with bay fronted lounge, full-width rear kitchen diner and good sized enclosed rear garden.



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Entrance Hall

Front entrance door, side window, full-height meter cupboard with RCD board and stairs to the first-floor landing. Radiator, wood laminate flooring and doors to both the lounge and kitchen diner.

Lounge

Double glazed bay window to the front, laminate flooring and radiator.

Kitchen Diner

Several wall and base units with granite effect worktops and inset stainless steel sink unit and drainer. Electric cooker point, plumbing for washing machine, radiator and wall-mounted Baxi combination gas boiler. Built-in corner cupboard and door to the side storm porch which has an under-stair cupboard and separate store room.

First Floor Landing

Side window and loft access.

Bedroom 1

UPVC double glazed bay window and radiator.

Bedroom 2

UPVC double glazed rear window and radiator.

Bedroom 3

UPVC double glazed front window and radiator.

Bathroom

Consisting of a bath with screen, tiled surround and shower attachment. Dual flush toilet and pedestal washbasin with splashback, tile effect floor covering, radiator and UPVC double-glazed rear window.

Outside

There is a gated pedestrian path at the front of the property. To the rear is a full-width paved seating area and steps leading up to the lawn with a majority fence perimeter.

Material Information

TENURE: Freehold
COUNCIL TAX: Nottingham City - Band B
PROPERTY CONSTRUCTION: Solid Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: no
LOCATION OF BOILER: kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: no
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: stepped front and rear access

OTHER INFORMATION:

**The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme nottinghamcity.gov.uk. Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.

Auction Information

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor is free to remarket the property and the reservation fee will not be returned. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.



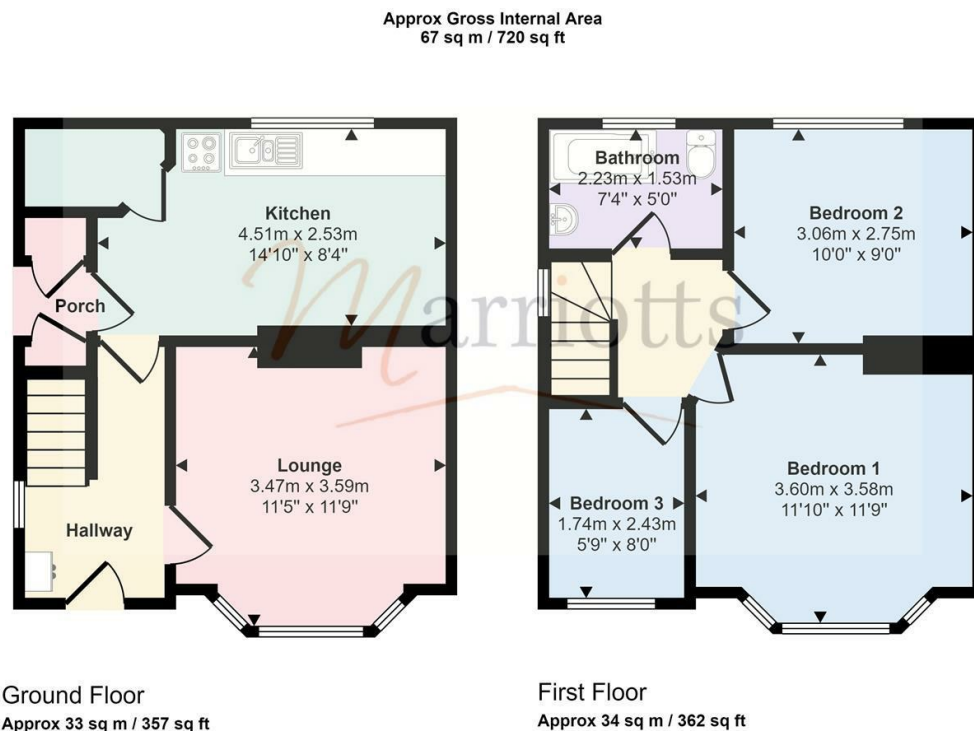




****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price



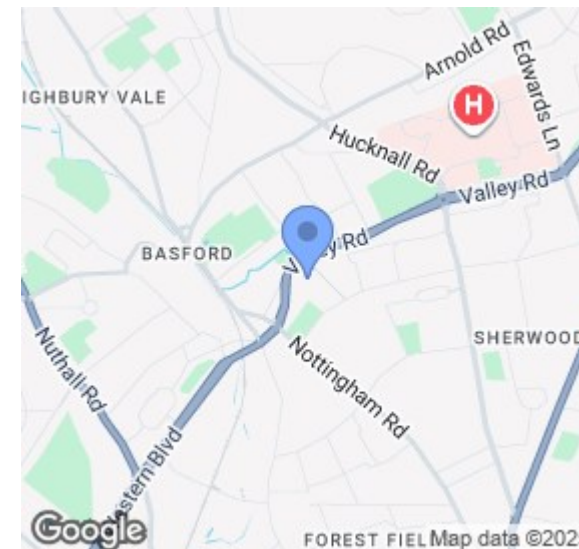




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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 



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).