



151 Logan Street, Bulwell, NG6 9FX

Price Guide £120,000

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151 Logan Street Bulwell, NG6 9FX

- End terraced House
- First Floor bathroom + shower
- Modern kitchen with oven & hob
- Two bedrooms
- Lounge & dining room
- NO UPWARD CHAIN

****FOR SALE BY ON-LINE AUCTION Auction Date - Thursday 14th of November 2024** GUIDE PRICE £120,000 - £140,000** MORTGAGE BUYERS WELCOME** PRE-AUCTION OFFERS CONSIDERED** AUCTION PACK AVAILABLE ON REGISTRATION**** A well-maintained end terraced house with two double bedrooms, rear yard and garden and just a short distance from Bulwell Town Centre.

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IMPORTANT NOTE:

This property is currently let on a Periodic Assured Shorthold Tenancy, with a rental income of £595.00pcm and is being sold with the tenant in-situ.

Lounge

With UPVC front door and window, radiator and feature fireplace.

Dining Room

Door and stairs to the first floor landing with understair cupboard with light. Radiator, UPVC double glazed rear window and door through to the kitchen.

Kitchen

A range of modern units with granite style worktops and inset one-and-a-half bowl composite sink unit and drainer. Brushed steel trim electric oven and four ring gas hob with extractor canopy, space for an upright fridge freezer, plumbing for washing machine/dishwasher, wall mounted Baxi combination gas boiler, grey wood style flooring, radiator and two UPVC double glazed windows and side door.

First Floor Landing

With radiator and loft access.

Bedroom 1

With decorative cast iron fireplace, radiator and UPVC double-glazed window.

Bedroom 2

With built in over-stair cupboard, radiator and UPVC double glazed window.

Bathroom

The suite consists of a shaped bath and screen with quartz effect shower boarding and chrome mains shower. Traditional style pedestal washbasin and toilet with matching tiled splashback, grey wood style flooring, radiator, extractor fan and UPVC double-glazed rear window.



Outside

There is a small walled frontage with locking shared side pedestrian gate and pathway leading to the rear. To the rear is a yard area with adjoining outbuildings and is partially paved with a small artificial grassed area. Rear gate leads to the shared pedestrian path with steps then leading down to the lawn, which has a garden shed and is enclosed with a mixture of privet hedging and fencing to the perimeter.

Material Information

TENURE: Freehold
COUNCIL TAX: Nottingham City Council - Band A
PROPERTY CONSTRUCTION: Solid Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: TBC
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: TBC
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: British Gas
MAINS ELECTRICITY PROVIDER: British Gas
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 a selective licence 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





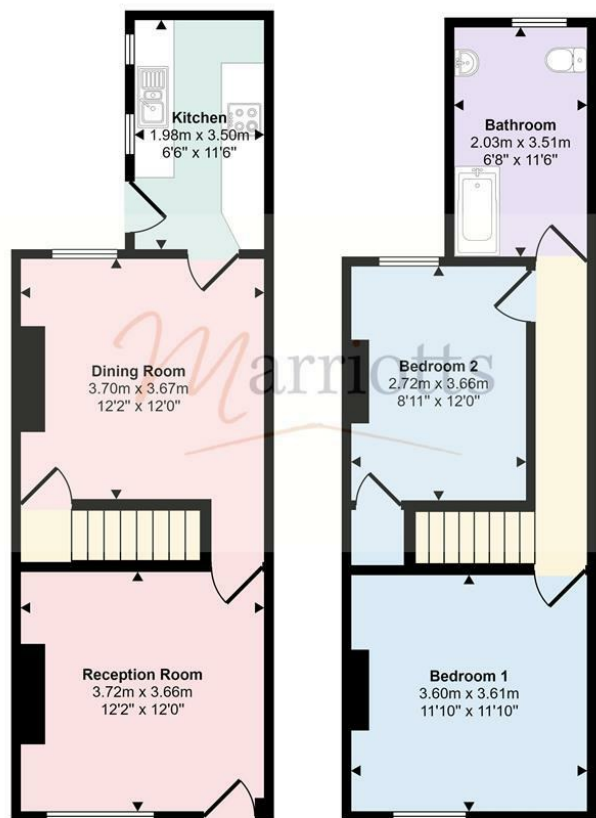
IMPORTANT
Read the instructions
before you use
this unit.
BAKE



NINJA

SUNFLOWER
COTTON MAT

Approx Gross Internal Area
76 sq m / 823 sq ft

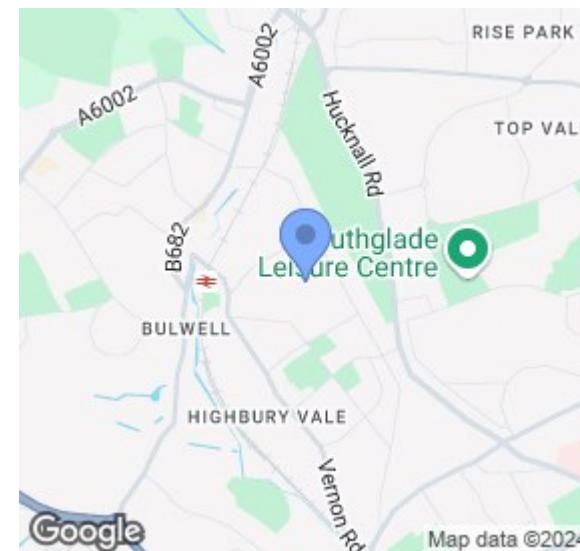


Ground Floor
Approx 39 sq m / 417 sq ft

First Floor
Approx 38 sq m / 406 sq ft

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			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.
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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).

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