



40 Grenville Road, Beeston, NG9 1LN

Guide Price £140,000



Marriotts



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- Mid Terrace house
- Downstairs kitchen and bathroom
- Combination boiler
- Large garden
- Utility room
- NO UPWARD CHAIN

****FOR SALE BY ON-LINE AUCTION Auction Date - 24th January 2025** GUIDE PRICE £140,000 - £170,000** MORTGAGE BUYERS WELCOME** PRE-AUCTION OFFERS CONSIDERED** AUCTION PACK AVAILABLE ON REGISTRATION**A mid terrace house with two double bedrooms, front lounge, rear kitchen diner and separate utility room with integrated appliances and large rear lawned garden.**



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Entrance Hall

With UPVC double glazed front entrance door, stairs to the first-floor landing and door through to the lounge.

Lounge

UPVC double glazed front window, radiator, virgin media point.

Kitchen Diner

A range of units with doors in gloss white with granite effect worktops and inset stainless steel sink unit and drainer with tiled splashback. Brushed steel trim integrated electric oven and four ring gas hob with extractor canopy, wall mounted Baxi combination gas boiler, understair pantry, grey wood flooring, UPVC double glazed window and secondary door through to the rear and doorway through to the utility room.

Utility Room

With matching wall and base units and worktops and flooring, radiator and UPVC double glazed windows to the rear.

First Floor Landing

Radiator and loft access

Bedroom 1

Built-in wardrobe, UPVC double glazed front window and radiator.

Bedroom 2

UPVC double glazed rear window and radiator

Bathroom

Consisting of a bath with a tiled surround, glass screen and shower attachment, pedestal wash basin with matching tiled splashback and dual flush toilet. Radiator, extractor fan and UPVC double glazed rear window

Outside

To the front, there is a walled frontage. Side shared pedestrian access leads across the rear of the adjoining neighbouring property to the large paved patio tap, brick outbuilding and large lawn with a fenced perimeter.

Material Information

TENURE: Freehold

COUNCIL TAX: Broxtowe Borough Council - Band A

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: TBC

MAINS ELECTRICITY PROVIDER: TBC

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: n/k

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

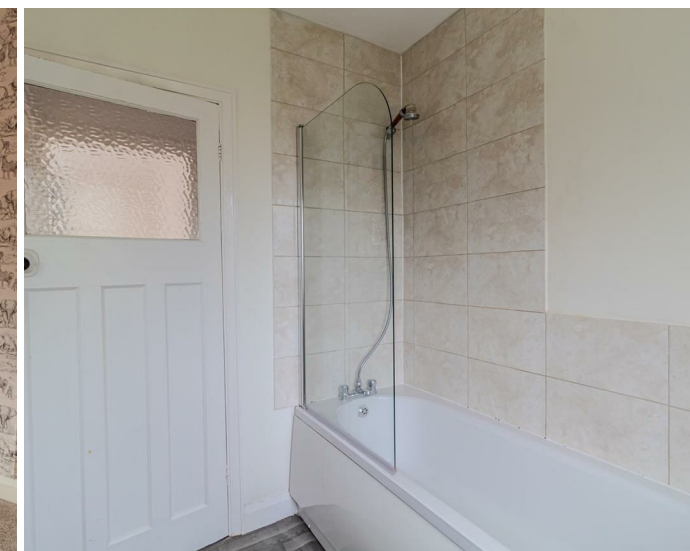
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: stepped front and rear access

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.





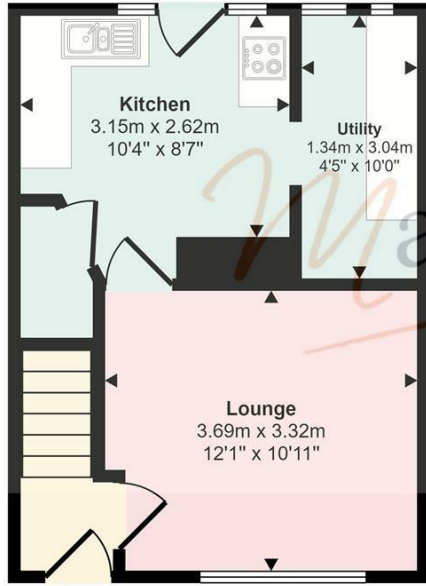


Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money 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.

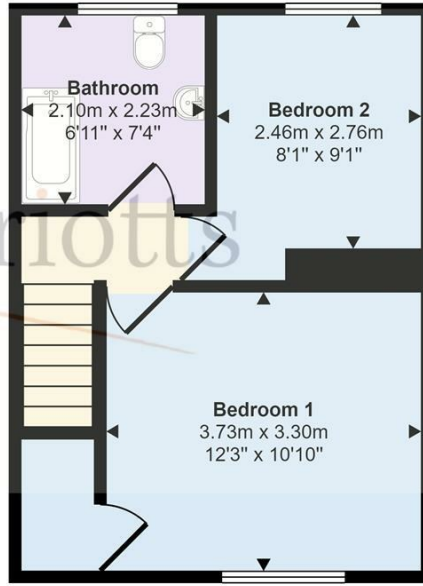
****Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

****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

Approx Gross Internal Area
62 sq m / 664 sq ft



Ground Floor
Approx 31 sq m / 329 sq ft



First Floor
Approx 31 sq m / 335 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		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	

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).

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