



21 Victory Road, Beeston, NG9 1LH

Price Guide £150,000

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21 Victory Road Beeston, NG9 1LH

- Two double bedroom
- Utility room & downstairs toilet
- Good sized patio and garden
- Lounge & kitchen diner
- First floor shower room
- NO UPWARD CHAIN

****FOR SALE BY ON-LINE AUCTION Auction Date - 23rd January 2025** GUIDE PRICE £150,000** MORTGAGE BUYERS WELCOME** PRE-AUCTION OFFERS CONSIDERED** AUCTION PACK AVAILABLE ON REGISTRATION**An end terrace house with a large rear garden, two double bedrooms, first-floor shower room and kitchen diner with adjoining utility room and a downstairs toilet. Combination boiler installed in March 2022!**

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Entrance Hall

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

Lounge

UPVC double glazed front window and radiator.

Kitchen Diner

A range of units with granite effect worktops and inset stainless steel sink unit and drainer. Gas cooker point, tile effect floor covering, under stair cupboard housing the Baxi combination gas boiler installed in March 2022. Radiator, UPVC double glazed window and door leading out the rear and door through the utility room.

Utility Room

With matching wall base units, worktops and flooring. Radiator, UPVC double glazed rear window and door to the downstairs toilet.

Downstairs Toilet

Radiator, toilet and UPVC double glazed rear window.

First Floor Landing

With access to both bedrooms and shower room.

Bedroom 1

Large built-in wardrobe with loft hatch, UPVC double glazed front window and radiator.



Bedroom 2

Original decorative cast iron fireplace, UPVC double glazed rear window and radiator.

Shower Room

Consists of a shower-boarded cubicle with a mains shower, pedestal wash basin and dual flush toilet. Radiator, slate tile effect floor covering, extractor fan and UPVC double glazed side window.

Outside

There is a gated and walled frontage. Side shared pedestrian access with side gate leads to the rear of the property. To the rear is a large paved patio, outside tap, lawn with garden shed and enclosed 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.

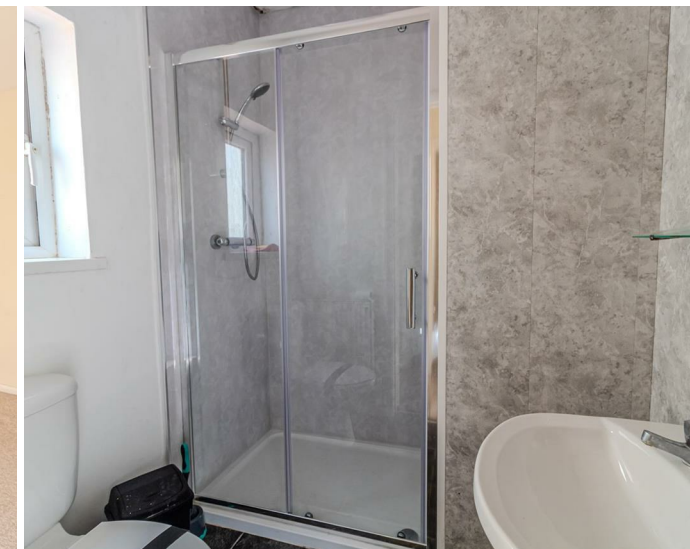
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

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.





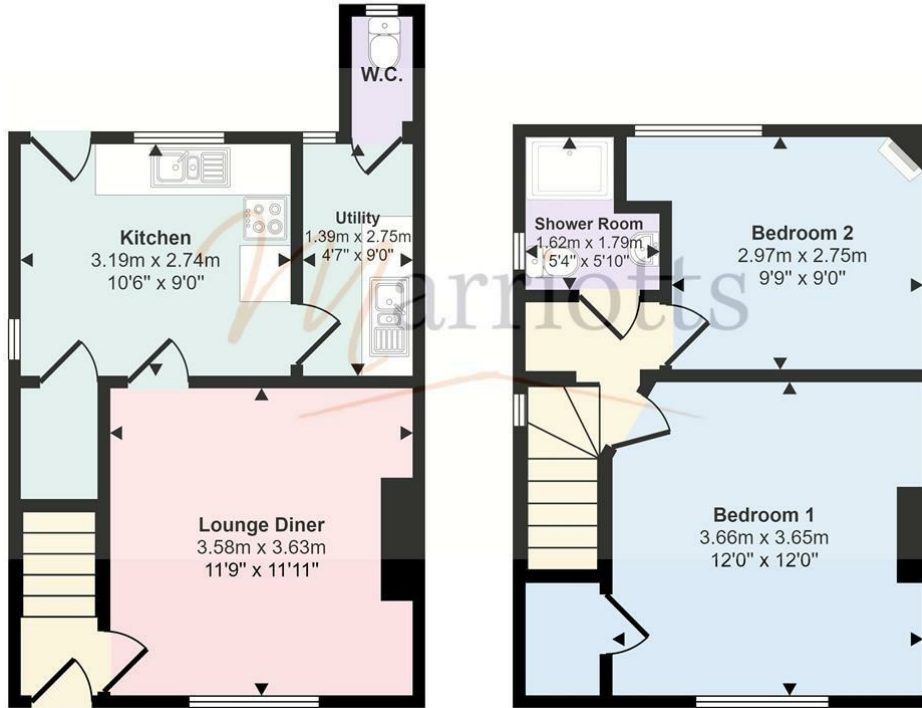


Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money 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 / 670 sq ft



Ground Floor
Approx 31 sq m / 338 sq ft

First Floor
Approx 31 sq m / 331 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	68	
(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).

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