



9 Repton Road, Bulwell, NG6 9GE

Guide Price £115,000

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9 Repton Road Bulwell, NG6 9GE

- End terraced house
- Lounge & dining room
- Rear yard & garden
- Two double bedrooms
- Kitchen & ground floor bathroom
- NO UPWARD CHAIN

****FOR SALE BY ON-LINE AUCTION Auction Date - Thursday 23rd January 2025** GUIDE PRICE £115,000** MORTGAGE BUYERS WELCOME** PRE-AUCTION OFFERS CONSIDERED** AUCTION PACK AVAILABLE ON REGISTRATION****A well-presented two-bedroomed end terraced house, for sale with NO UPWARD CHAIN. two reception rooms, kitchen and ground floor bathroom with rear yard and access to an enclosed rear garden!

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Overview

Welcome to this charming end terrace house on Repton Road in Bulwell! The property has two reception rooms, kitchen and rear entrance lobby leading to the ground floor bathroom with white suite and shower over the bath, while upstairs there are two double bedrooms.

Dating back to the early 1900s, this house retains plenty of character, including feature cast iron fireplaces in the lounge and both bedrooms, built-in original cupboards and internal doors, adding to the period charm of this lovely home.

Step outside to discover a rear yard and a separate enclosed garden, providing plenty of outdoor space.

Located on the fringe of Bulwell town centre, there's ample local shopping facilities and amenities just a short distance away.

Lounge

With composite front entrance door and UPVC double-glazed windows, feature decorative picture tile cast iron fireplace and surround, electric meter cupboard with RCD board and original built-in cupboard with gas meter.

Inner Lobby

With stairs to the first floor and door to the dining room.

Dining Room

With ceramic tiled fireplace and hearth with gas fire, original built-in shelved cupboards, under stair cupboard, radiator, UPVC double glazed rear window and door through to the kitchen.

Kitchen

A range of units with granite effect worktops and inset stainless steel sink unit and drainer. Gas cooker point, wall-mounted Main combination gas boiler, UPVC double glazed side window and door to the rear entrance lobby.



Rear Entrance Lobby

With UPVC double glazed side entrance door, cupboard with plumbing for washing machine and door through to the bathroom.

Bathroom

Consisting of bath with glass screen and chrome mains shower with full height tiling, pedestal washbasin and dual flush toilet. Radiator, grey wood style flooring, UPVC double glazed side window and extractor fan.

First Floor Landing

Doors to both bedrooms.

Bedroom 1

With original decorative cast iron fireplace, radiator, UPVC double glazed front window and built-in cupboard with loft access.

Bedroom 2

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

Outside

From the front, a side path leads to a shared rear access with gate leading to the rear yard area. The path then leads to the rear of the property where there is a mature privet hedge and access to the main garden which has a hedged and fenced perimeter.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City - Band A

PROPERTY CONSTRUCTION: Solid Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: no

ASBESTOS PRESENT: no

ANY KNOWN EXTERNAL FACTORS: no

LOCATION OF BOILER:

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 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.





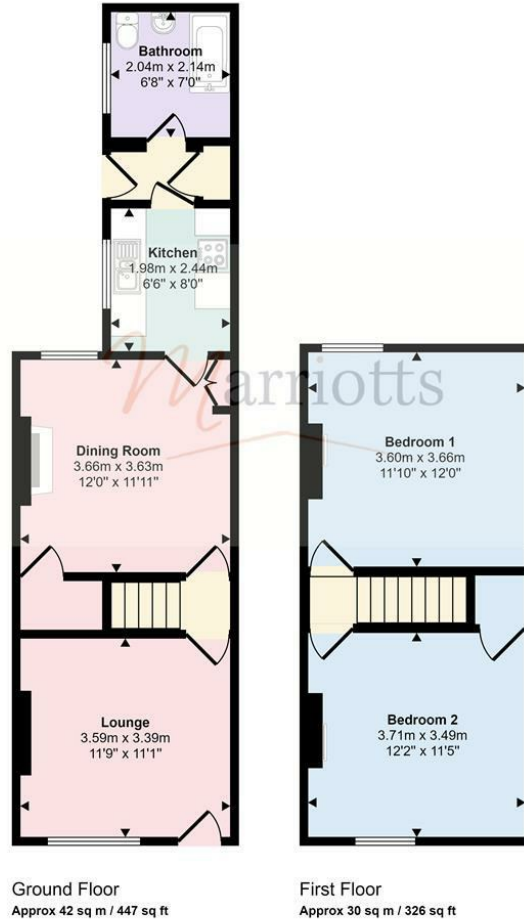


**Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price



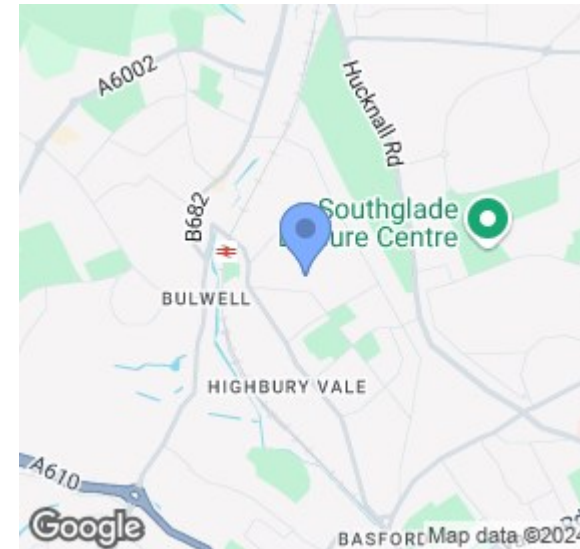


Approx Gross Internal Area
72 sq m / 773 sq ft



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		
(81-91) B		83
(69-80) C		
(55-68) D	53	
(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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