



18 Dornoch Avenue, Sherwood, NG5 4DP

Guide Price £140,000







# 18 Dornoch Avenue Sherwood, NG5 4DP

- Two double bedrooms
- Lounge & dining room
- NO UPWARD CHAIN
- Large front cellar
- Rear yard & garden

**\*\*\*FOR SALE BY ON-LINE AUCTION. Auction Date 21st January 2025. CASH BUYERS ONLY\*\*  
PRE-AUCTION OFFERS CONSIDERED\*\* AUCTION PACK AVAILABLE ON  
REGISTRATION\*\*** Located just a short distance from Sherwood's Thriving shopping area is this two-bedroomed end terraced house which is for sale with NO UPWARD CHAIN, Both bedrooms with feature fireplaces, a lounge, a dining room, a kitchen & large cellar.

**Guide Price £140,000**



## Overview

The accommodation consists of a front lounge with a bay window, separate rear dining room and kitchen in white. There is also a large cellar accessed from the dining room and upstairs there are two double bedrooms, both with feature fireplaces and a spacious bathroom with a white suite including a bath with a screen and shower. The property also has UPVC double glazing, gas central heating with a combination boiler and an enclosed rear garden.

## Lounge

With UPVC double glazed front door and bay window, radiator and meter cupboard which also houses the modern RCD board.

## Inner Lobby

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

## Dining Room

Door and stairs leading down to the large front open cellar, UPVC double glazed rear window, radiator and door through to the kitchen.

## Kitchen

A range of wall and base units with granite effect worktops and inset stainless steel sink unit and drainer with tiled splashbacks. Electric cooker point, plumbing for washing machine, tile effect floor covering, wall-mounted Baxi combination gas boiler, UPVC double glazed rear window and UPVC double glazed window and door to the side.

## First Floor Landing

With loft access.

## Bedroom 1

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





## Bedroom 2

Also with original cast iron decorative fireplace, UPVC double glazed rear window and radiator.

## Bathroom

Consisting of a bath with full height tiling, glass screen and mains shower attachment, dual flush toilet and washbasin with tiled splashback. Tile effect floor covering, radiator, extractor fan, store cupboard and UPVC double glazed rear window.

## Outside

To the rear is a garden with a fenced perimeter and side gated access leading to a shared pedestrian footpath.

## Material Information

TENURE: Freehold

COUNCIL TAX:

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: n/k

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

## 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 auction will run for 3 hours on a set date and time chosen by the vendor of the property. The winning bidder, assuming the reserve is met, is legally bound to exchange on the property and pay a 10% deposit similar to a traditional auction house sale and they will have 28 days to complete, please check the legal paperwork to confirm deposit amount. 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 and provide card 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









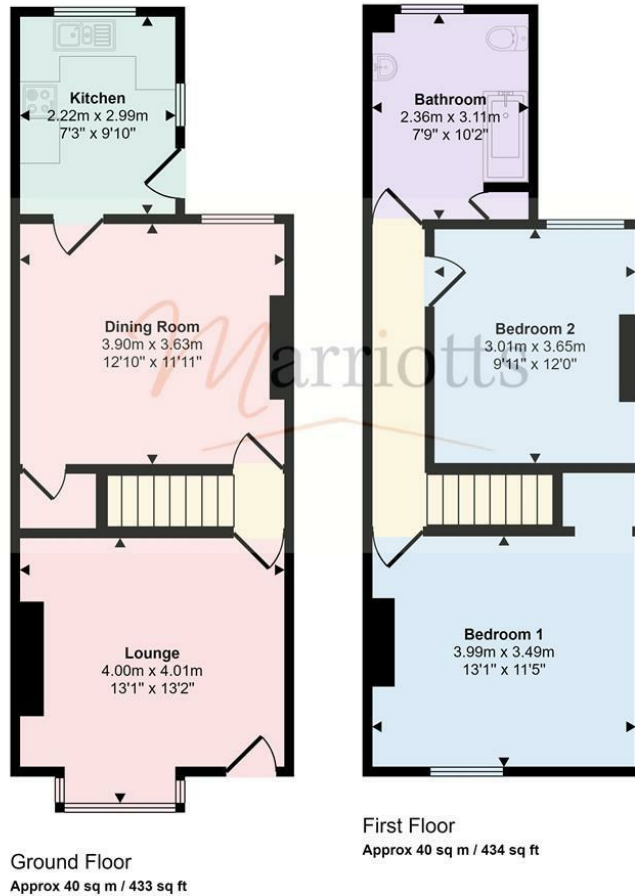


not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.





Approx Gross Internal Area  
81 sq m / 868 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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