



2 Glebe Cottages, NG11 7AH

Price Guide £160,000



Marriotts



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- Mid terraced cottage
- Two bedrooms
- Pantry/utility room
- Rear courtyard garden
- Lounge and kitchen
- NO UPWARD CHAIN

****FOR SALE BY ON-LINE AUCTION Auction Date - Thursday 19th June 2025 ** GUIDE PRICE £160,000** MORTGAGE BUYERS WELCOME** PRE-AUCTION OFFERS CONSIDERED** AUCTION PACK AVAILABLE ON REGISTRATION**** An attractive Grade II listed mid-terrace cottage in a picturesque setting overlooking a mature front green, with a rear courtyard garden, two bedrooms, refurbished bathroom and kitchen with adjoining utility room! For sale with NO UPWARD CHAIN!!



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Entrance Hall

With front entrance door, stairs to the first floor landing and door through to the living room.

Living Room

Feature picture tile fireplace with electric bar fire and wooden surround, sliding sash window to the front, radiator, cupboard housing the modern RCD board installed in 2020 and electric meter. Good sized under-stair cupboard with light and door through to the kitchen.

Kitchen

Several base units with wood effect worktops, upstands and inset stainless steel sink unit and drainer. Feature original cast iron stove set into a recess, integrated brushed steel trim electric oven and four halogen hob with with brushed steel extracted canopy. Ladder towel rail, door and sliding sash window to the rear and door through to the adjoining utility room/walk-in pantry with shelving, plumbing for a washing machine and wall mounted Ideal combination gas boiler.

First Floor Landing

With doors to both bedrooms and bathroom.

Bedroom 1

With sliding sash windows to the front, large built-in shelved cupboard, radiator and original decorative cast iron fireplace.

Bedroom 2

With sliding sash window to the rear, radiator and original decorative cast iron fireplace.

Bathroom

Refurbished suite, consisting of large bath with central mixer tap, glass screen, chrome mains shower and quartz effect aqua boarding with matching bath panel. Wash basin and concealed cistern toilet set into a vanity surround with cupboards and dual flush toilet. Chrome ladder towel round, extractor fan, loft access and sliding sash window to the rear.

Outside

To the front, picket fencing and gate with mature privet hedged borders leads on to the front lawned garden with pathway leading to the front door. To the rear is a shared pedestrian path across the full row of cottages leading on to an enclosed graveled courtyard garden with mature tree.

Material Information

TENURE: Freehold

COUNCIL TAX:

PROPERTY CONSTRUCTION: solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: yes - shared rear pedestrian access

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: n/k

FLOOD RISK: low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: utility/pantry

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: level 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 reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. 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 £5940 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.**



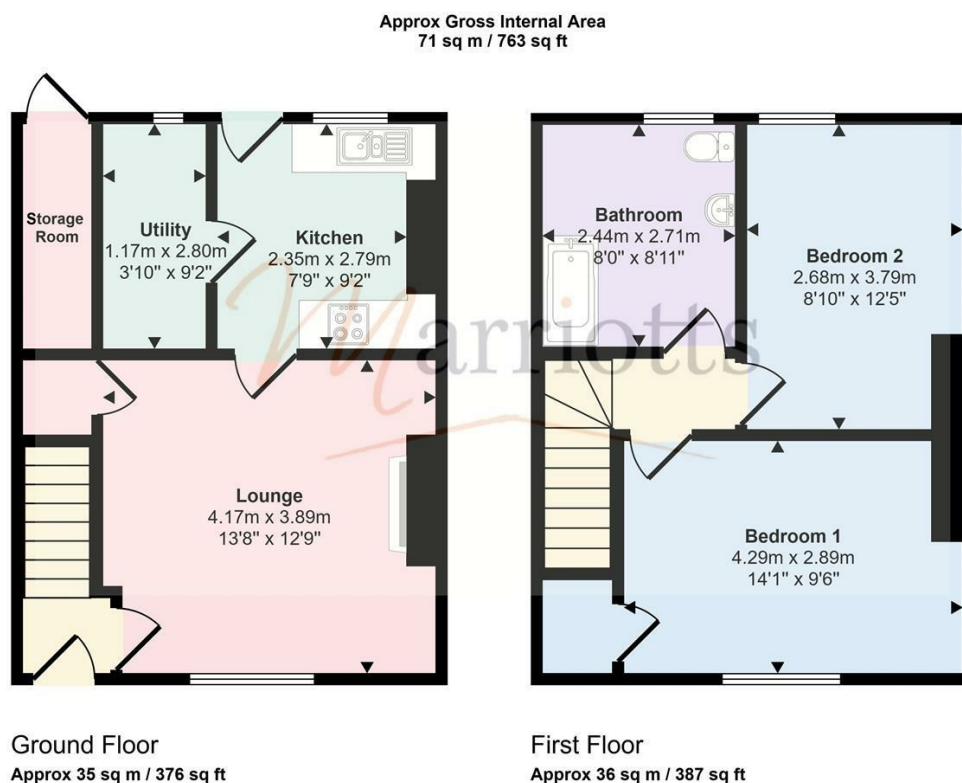




****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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.

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).