



4 Briarwood Avenue, Thorneywood, NG3 6JQ

Price Guide £110,000





4 Briarwood Avenue Thorneywood, NG3 6JQ

- Four Bedrooms
- Large extended lounge diner
- Storage rooms beneath
- Ground floor bathroom
- Large carport
- Combination boiler

CASH BUYERS ONLY ** FOR SALE BY ONLINE AUCTION Buyers Fee Applies **Auction Pack Available On Request** Auction Date on the 9th May 2026**** A spacious extended detached dormer house in need of modernisation. The property has four double bedrooms, two on the ground floor and two on the first floor. Large extended lounge diner, below which are very useful storage rooms/workshop, accessed from the rear garden. Ground floor bathroom and separate toilet, kitchen and garage/carport.

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Entrance Hall

With double glazed side entrance door, cloaks cupboard with sliding doors, radiator, cupboard housing the combination gas boiler (installed October 2023), open tread staircase leading to the first floor and doors to all ground-floor rooms.

Lounge Diner

A large L-shaped extended lounge diner, with three radiators, fireplace recess with gas point, several recessed LED downlights, UPVC double-glazed side window and UPVC double-glazed rear windows.

Kitchen

A range of wall and base units with worktops and a stainless steel twin sink unit. Integrated electric oven, four-ring gas hob and extractor, serving hatch to the lounge diner, radiator, double-glazed window and door to the side.

Bedroom 3

A series of fitted wardrobes and separate single wardrobes on either side of the bed space with overhead storage. UPVC double glazed front window and radiator.

Bedroom 4

A series of fitted wardrobes and separate single wardrobes on either side of the bed space with overhead storage. UPVC double glazed front window and radiator.

Bathroom

Consisting of a bath with shower mixer and provisions for an electric shower, half-tiled walls, pedestal wash basin, wood-style laminate flooring, radiator and UPVC double-glazed side window.

Separate Toilet

With a toilet, radiator and UPVC double-glazed side window.



First Floor Landing

With built-in cupboards and doors to two bedrooms.

Bedroom 2

UPVC double-glazed dormer window.

Bedroom 1

With eaves access, UPVC double-glazed window to the side and doorway through to a further potential dressing room with UPVC double-glazed rear window.

Outside

There is parking to the front for two cars, with up and over door into the carport, which has light and power and access to a rear block-paved drying area with an outside tap. Steps leading down to a concrete hard-standing area with a greenhouse and rear garden. There is a large covered area with a tiled floor and door leading into a large under-floor storeroom/workshop with an additional adjoining room.

Material Information

TENURE: Freehold
COUNCIL TAX: Nottingham City - Band D
PROPERTY CONSTRUCTION: cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: hall cupboard
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 side 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





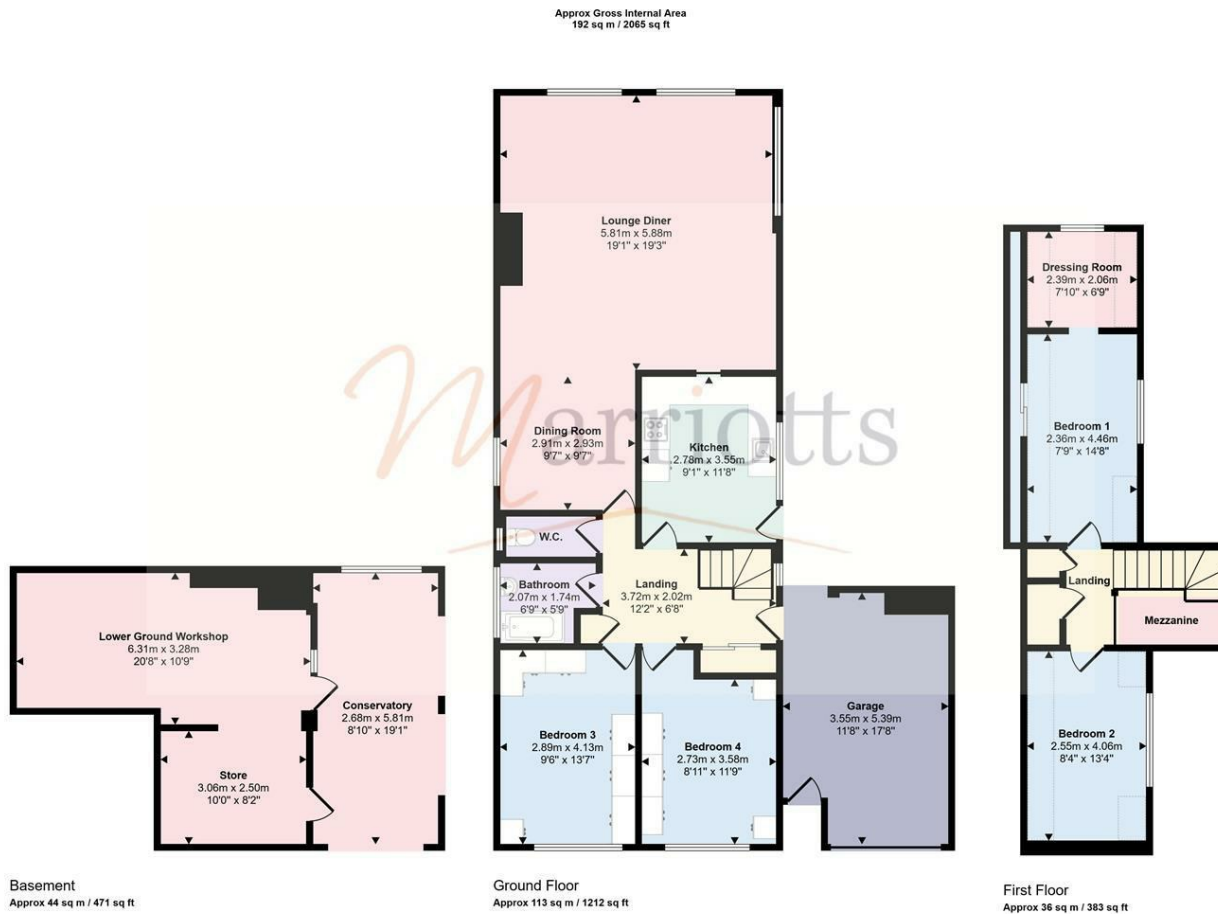


and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

**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.







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			
(69-80) C			
(55-68) D			66
(39-54) E		47	
(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.
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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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