

Robert Ellis

look no further...



**Highbury Avenue
Bulwell, Nottingham NG6 9DB**

**TWO BEDROOM SEMI DETACHED HOME
REQUIRING MODERNISATION, FOR SALE
BY AUCTION!**

By Auction £135,000 Freehold

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FOR SALE BY AUCTION THURSDAY 1ST OCTOBER

Robert Ellis Estate Agents are delighted to bring to the market this spacious two bedroom semi-detached home, offered for sale by auction and situated in the popular residential area of Bulwell. Requiring a programme of modernisation, the property offers generous accommodation, two reception rooms, a useful home office, off-road parking and an enclosed rear garden, presenting an excellent opportunity for investors, developers and buyers looking for a property to put their own stamp on.

The accommodation begins with an entrance hallway featuring a stained-glass window and providing access to the ground floor accommodation. To the front is a generous lounge with a UPVC double glazed bay window and feature fireplace, while a separate dining room to the rear provides an excellent second reception space and benefits from a further fireplace.

From the dining room, access is provided to the kitchen, which extends over 17ft and is fitted with a range of wall and base units, with space for a cooker, washing machine, dishwasher and fridge freezer. A particularly useful walk-in pantry provides excellent additional storage, while a side door gives access outside.

To the first floor are two generously proportioned double bedrooms, with bedroom one positioned to the front and bedroom two overlooking the rear. A separate office provides a useful space for those working from home, while the accommodation is completed by a spacious shower room fitted with a shower enclosure, WC, wash hand basin and storage cupboards.

Externally, the property benefits from a carport to the front providing off-road vehicle hardstanding, while to the rear is an enclosed garden offering further potential for a purchaser to improve and personalise.

Requiring modernisation throughout, this property represents an exciting opportunity for those seeking a renovation project, whether as a future home or investment. Conveniently located for Bulwell and surrounding areas, with access to local amenities and transport links, early viewing is highly recommended.



Entrance Hallway

UPVC double glazed entrance door, carpeted flooring, staircase leading to the first floor landing, stained glass window to the side elevation, coving to the ceiling, doors leading off to:

Lounge

13'5" x 13'9" approx (4.1 x 4.2 approx)

UPVC double glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, fireplace.

Dining Room

13'1" x 12'9" approx (4.0 x 3.9 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, fireplace, door leading through to the kitchen.

Kitchen

9'6" x 17'4" approx (2.9 x 5.3 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit, space and point for a cooker, space and plumbing for a washing machine, space and plumbing for a dishwasher, space and point for a fridge freezer, tiled splashbacks, UPVC double glazed windows to the side and rear elevations, UPVC double glazed door to the side elevation, door to pantry.

Pantry

3'7" x 12'9" approx (1.1 x 3.9 approx)

Sash style window to the side elevation, light and power, shelving providing useful storage space.

First Floor Landing

Carpeted flooring, UPVC double glazed window to the front elevation, doors leading off to:

Bedroom One

13'5" x 13'5" approx (4.1 x 4.1 approx)

Two UPVC double glazed windows to the front elevation, carpeted flooring.

Bedroom Two

12'9" x 12'9" approx (3.9 x 3.9 approx)

UPVC double glazed window to the rear elevation, carpeted flooring.

Office

5'6" x 6'2" approx (1.7 x 1.9 approx)

UPVC double glazed to the side elevation.

Shower Room

9'6" x 10'5" approx (2.9 x 3.2 approx)

UPVC double glazed window to the rear elevation, shower enclosure, wall mounted heater, carpeted flooring, WC, handwash basin, storage cupboards, tiled splashbacks.

Outside

To the front of the property there is a carport providing off the road vehicle hardstanding.

To the rear of the property there is an enclosed rear garden.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Gas fire in lounge & electric heater in bathroom

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 15mbps Ultrafast 5500mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

Auction Details & Additional Info

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

- 5% deposit (subject to a minimum of £5,000)

- Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

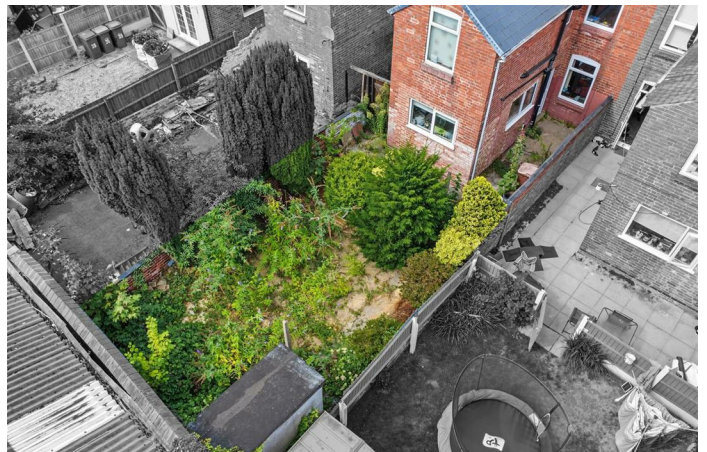
Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

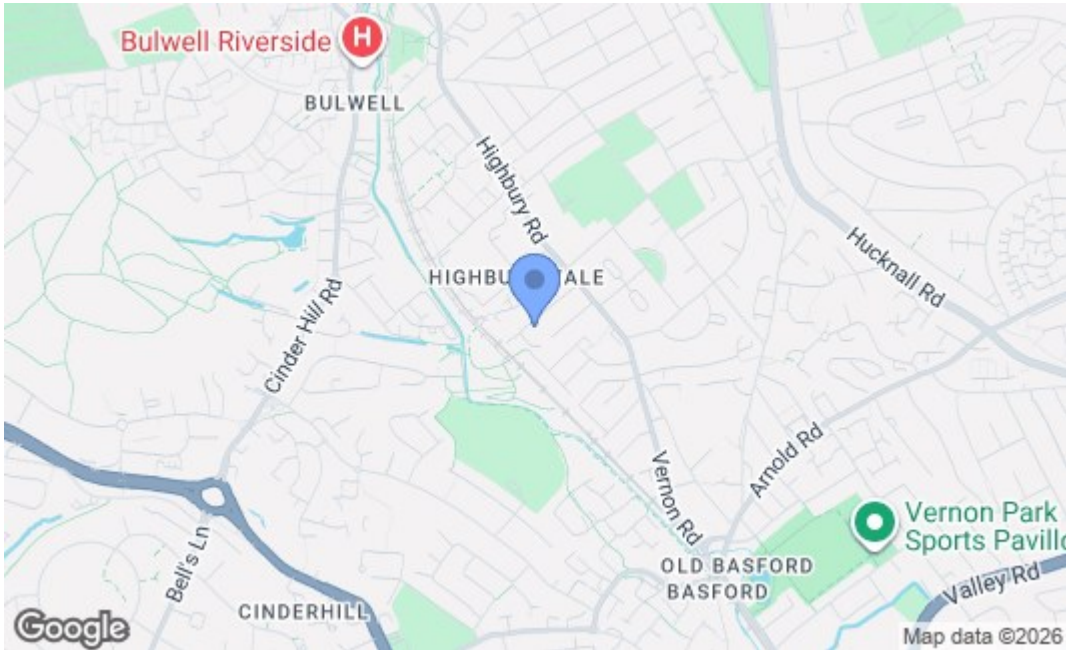
This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.