Robert Ellis

look no further...

Birchover Road,
Bilborough, Nottingham
NG8 4BW

£110,000 Freehold

0115 922 0888

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A lovely three-bedroom, semi detached property with the benefit of no upward chain.

Situated within Bilborough, you are ideally placed for access to a wide range of local amenities including shops, schools, healthcare facilities and transport links.

This great property would be considered an exciting opportunity for a large variety of buyers looking to put their own stamp on a purchase, this could include first time buyers, young families or investors looking to add to a rental portfolio.

In brief the internal accommodation comprises; An entrance hall, living room, dining room, kitchen and downstairs WC. Then rising to the first floor are three well proportioned bedrooms and family bathroom.

Outside to the front of the property is a large garden with a lawned and pebbled space, mature shrubs and fenced boundaries. The enclosed rear garden is primarily lawned with a paved seating area and useful brick built shed.

Having been a well loved family home for a number of years, this delightful property is offered to the market with the advantage of UPVC double glazing throughout, gas central heating and is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed door through to a carpeted entrance hall, with radiator and fitted storage cupboard.

Living Room
12'11" x 12'10" (3.95m x 3.92m)
A carpeted reception room, with radiator, electric fireplace and UPVC double glazed window to the front aspect.

Dining Room
12'1" x 8'10" (3.69m x 2.70m)
A carpeted reception room, with radiator and UPVC double glazed sliding door to the rear garden.

Kitchen
11'9" x 7'6" (3.60m x 2.31m)
A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer. Space and fittings for freestanding appliances to include fridge freezer and washing machine. Two useful pantry cupboards, UPVC double glazed window to the rear aspect and door to the side passage.

Downstairs WC
Fitted with a low flush WC.

First Floor Landing
A carpeted landing space with access to the airing cupboard and UPVC double glazed window to the side aspect.

Bedroom One
11'4" x 10'0" (3.46m x 3.06m)
A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

Bedroom Two
11'9" x 11'3" (3.60m x 3.44m)
A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Three
8'10" x 8'3" (2.70m x 2.52m)
A carpeted bedroom, with radiator, fitted storage cupboard and UPVC window to the front aspect.

Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric shower power shower with glass shower screen, radiator and UPVC double glazed window to the rear aspect.

Outside
To the front is a pebbled garden with a lawned space and hedges and gated access to the rear. The enclosed rear is primarily lawned with a paved seating area and brick built storage shed.

Material Information:
Freehold
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

Disclaimer:
These details and Key facts 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. Full material information is available in hard copy upon request.

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

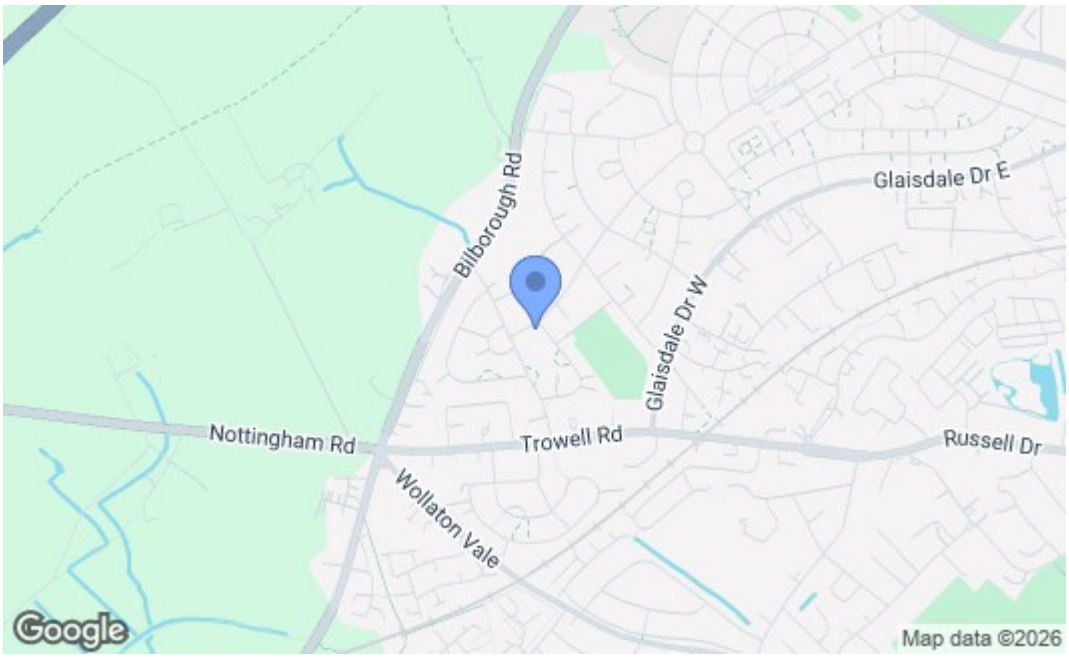
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

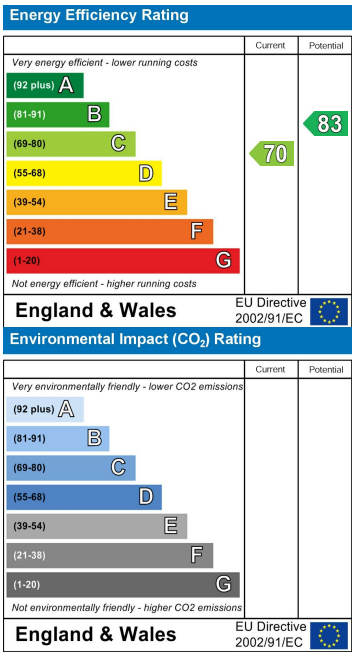
This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

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.
General
Note
Please be advised that the auctioneers have not personally inspected the property. Prospective buyers are advised to make a viewing enquiry and any other necessary independent enquiries before placing their bid, as this will be binding.

Draft Sales Particulars
These sales details are awaiting vendor approval





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