Robert Ellis

look no further...

Wordsworth Road
Radford, Nottingham NG7 5QU

A TWO BEDROOM TERRACED HOME FOR SALE!

By Auction £125,000 Freehold

AUCTION THURSDAY 26TH FEBRUARY 2026

This charming property enjoys a superb location, close to local schools, shops, and excellent transport links, offering easy access to the city and surrounding areas. Whether commuting or enjoying the local amenities, everything is conveniently within reach.

Inside, the home features two generously sized reception rooms, ideal for both everyday living and entertaining. The kitchen is well laid out with plenty of storage and counter space, making meal prep simple and efficient. Under the stairs, a smartly designed office nook provides a quiet space for working from home or studying.

Upstairs, there are two bright and spacious double bedrooms with ample room for furniture and storage. The modern family bathroom is well equipped, offering comfort and functionality.

Outside, the property benefits from on-road parking and a rear outdoor space that includes a useful storage area. The private courtyard offers a peaceful spot to enjoy a coffee or unwind at the end of the day.

This property presents a fantastic opportunity for first-time buyers, investors, or small families. Viewing is highly recommended to appreciate everything this home has to offer.

Lounge
11'38 x 11'46 approx (3.35m x 3.35m approx)
Wooden entrance door leading into the lounge comprising double glazed window to the front elevation, carpeted flooring, wall mounted radiator, door leading through to the dining room.

Dining Area
11'51 x 14'93 approx (3.35m x 4.27m approx)
Carpeted flooring, wall mounted radiator, understairs office space, double glazed window to the rear elevation, door leading through to the kitchen.

Kitchen
9'51 x 6'81 approx (2.74m x 1.83m approx)
Wood laminate flooring, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, tiled splashbacks, wooden door to the rear garden, double glazed window to the rear elevation, recessed spotlights to the ceiling, electric oven with four ring induction hob over, space and plumbing for a washing machine, space and plumbing for a dishwasher, wall mounted radiator.

First Floor Landing
Carpeted flooring, access to the loft, doors leading off to:

Bedroom One
11'35 x 11'53 approx (3.35m x 3.35m approx)
Double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Bedroom Two
11'93 x 8'69 approx (3.35m x 2.44m approx)
Double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, built-in storage.

Bathroom
6'73 x 9'49 approx (1.83m x 2.74m approx)
Carpeted flooring, double glazed window to the rear elevation, wall mounted radiator, storage cupboard, recessed spotlights to the ceiling, handwash basin with mixer tap, WC, bath with mixer tap and mains fed shower over, shaver point.

Rear of Property
To the rear of the property there is an enclosed rear yard with outdoor store.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 16mbps Ultrafast 1800mbps
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
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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:

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

• Buyer's Fee of 4.8% 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.

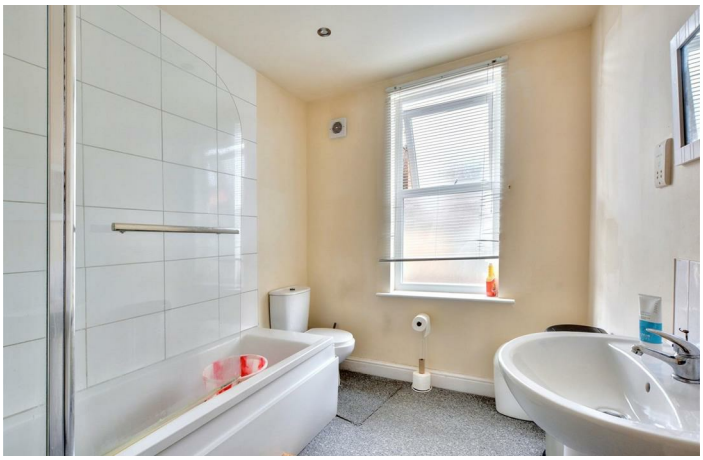
Additional Information

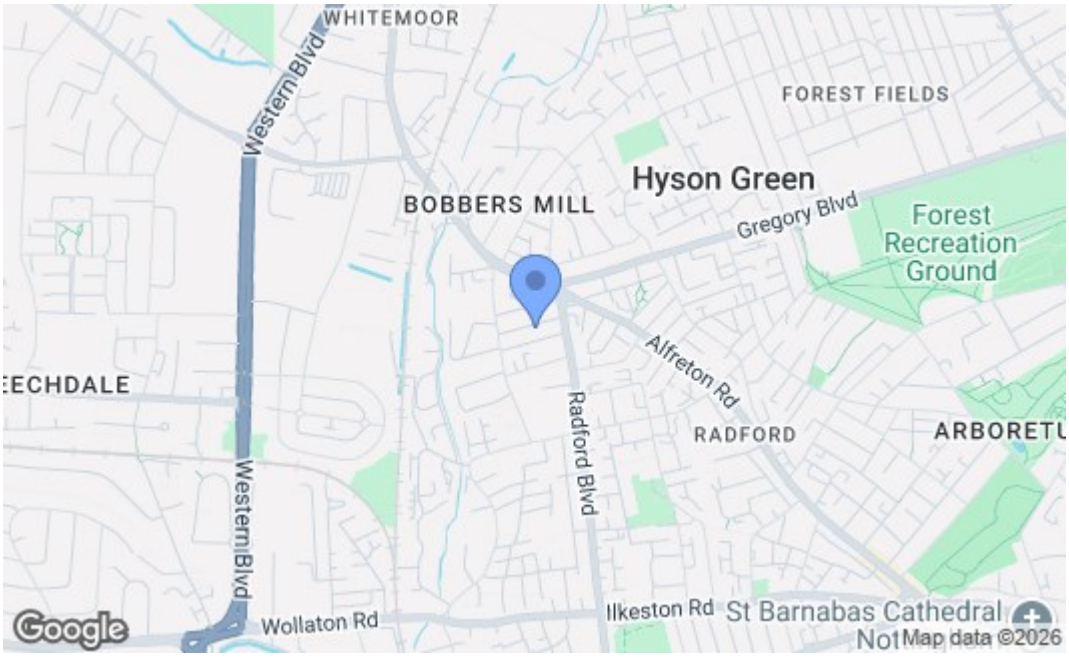
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

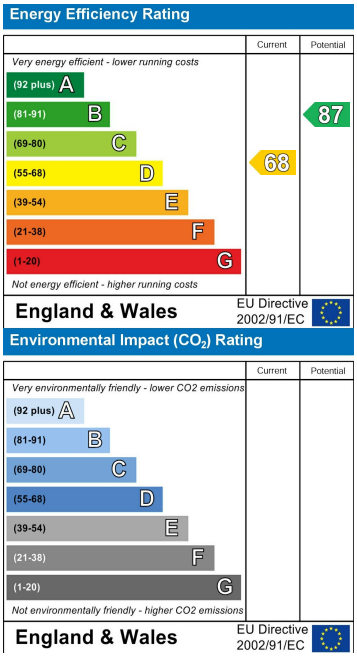
This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

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.







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.

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