



Broomhill Road
Hucknall Nottingham

burchell
edwards



Property Description

The ground floor accommodation comprises an entrance hallway, a spacious lounge/diner, and a kitchen with pantry, offering a practical layout with scope for reconfiguration and modernisation.

To the first floor are two generously sized double bedrooms and a three-piece family bathroom. Externally, the property benefits from both front and rear gardens, providing outdoor space with potential for landscaping.

The property is ready for immediate purchase and is sold as seen, requiring full renovation throughout, making it ideal for investors, builders, or buyers seeking a project to add value.

Conveniently positioned close to local amenities, including shops, schools, and services, the property also enjoys excellent transportation links, with easy access to Hucknall tram stop, train station, and major road networks, providing direct routes to Nottingham city centre and beyond.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Accessed via UPVC front door leading into the hallway with a radiator and stairs off to the first floor.

Lounge

Having windows to the rear and front elevations, electric fireplace and a radiator.

Kitchen

Having wall and base units with work surfaces over, window to the rear elevation, inset sink, pantry, UPVC door to the side elevation and a radiator.

First Floor Landing

Having window to the side elevation, loft access which is part boarded

Bedroom One

Having window to the front elevation, a radiator and storage cupboard housing the he boiler.

Bedroom Two

Having window to the rear elevation, a radiator and storage cupboard.

Bathroom

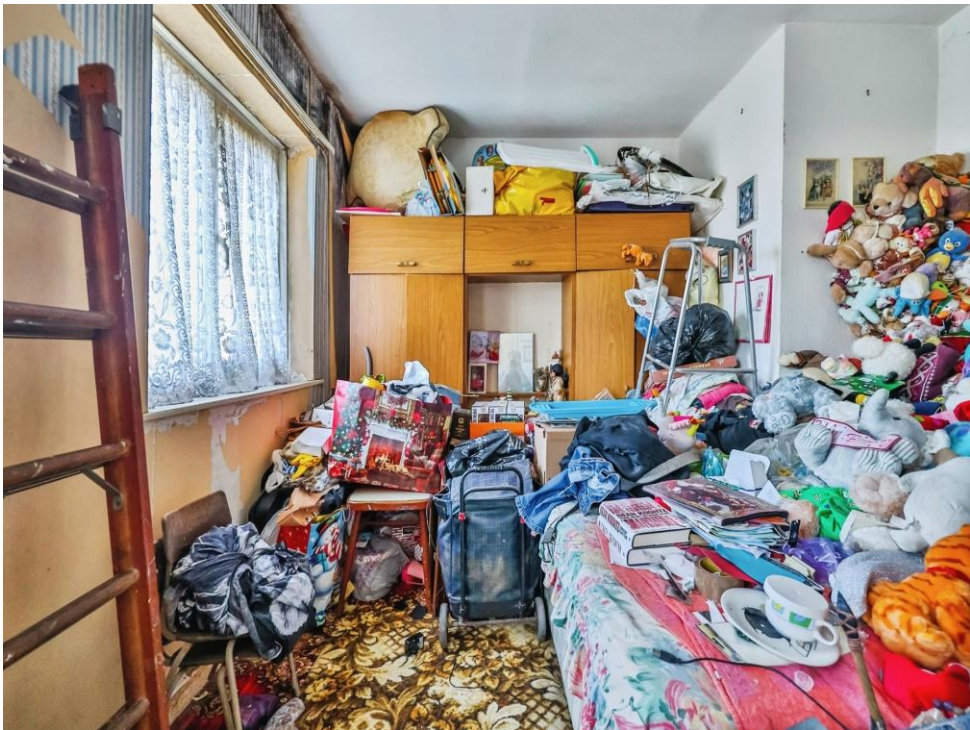
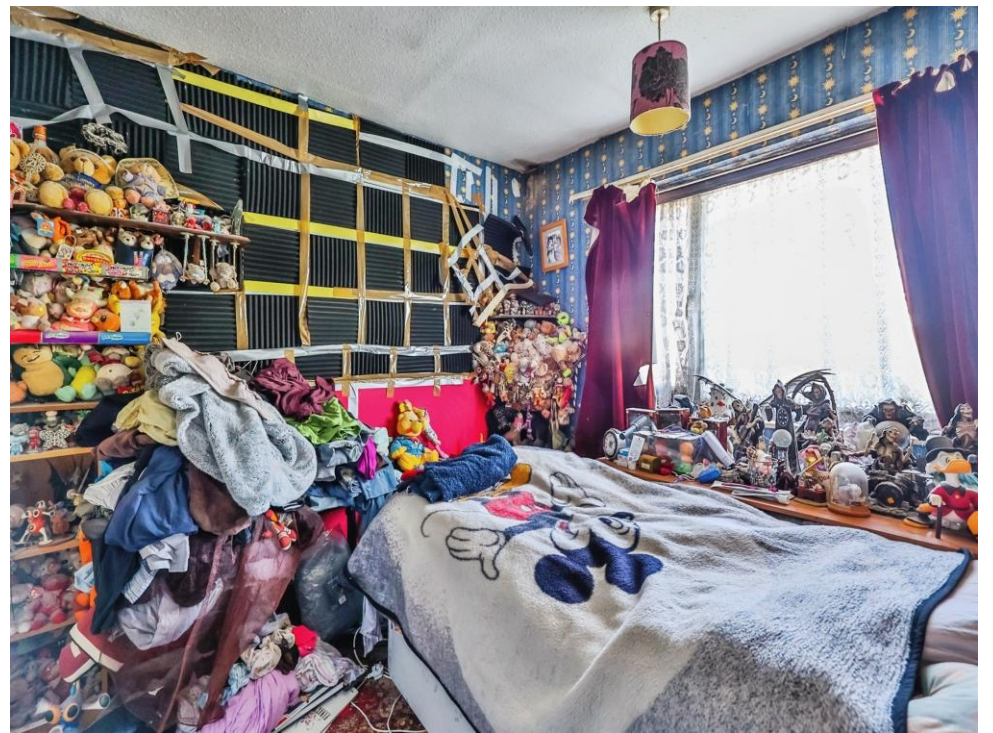
Having bath with electric shower over, vanity wash hand basin with mixer tap, low level W.C, obscured window to the rear elevation and a radiator.

Outside

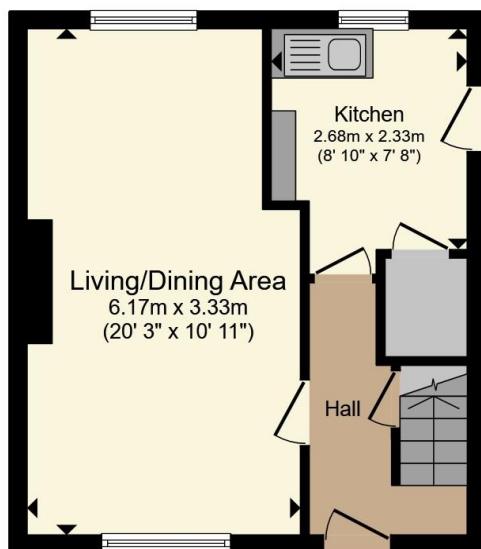
To the front of the property is a lawned frontage and side access.

To the rear the garden has a laid lawn section and patio seating area.

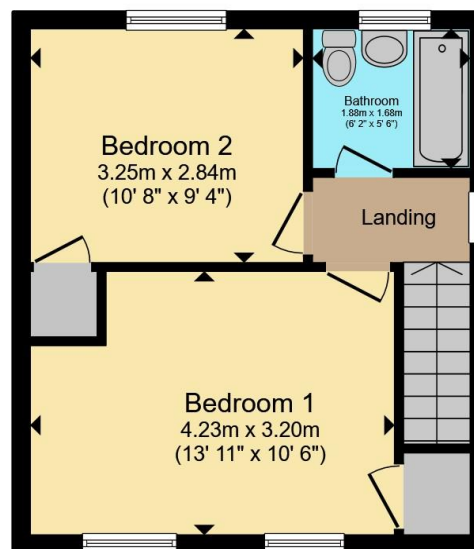




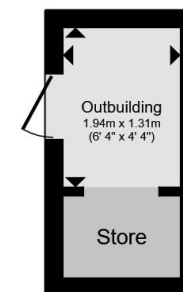




Ground Floor



First Floor



Outbuilding

Total floor area 68.5 m² (737 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 0115 968 0528
E hucknall@burchelledwards.co.uk

64 High Street Hucknall
NOTTINGHAM NG15 7AX

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK105038



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HUK105038 - 0004