



31 Victory Road, Beeston, NG9 1LH

Guide Price £120,000



Marriotts







# 31 Victory Road Beeston, NG9 1LH

- Two double bedrooms
- Bathroom with electric shower
- Combination gas boiler
- Lounge & full width dining kitchen
- Rear lean-to
- UPVC double glazing

**\*\*FOR SALE BY ON-LINE AUCTION Auction Date - 30th April 2025\*\*GUIDE PRICE £120,000 - £140,000 \*\*MORTGAGE BUYERS WELCOME\*\* PRE-AUCTION OFFERS CONSIDERED\*\* AUCTION PACK AVAILABLE ON REGISTRATION\*\* A two-bedroom end-terraced house with hallway, full-width kitchen diner, lounge, first-floor bathroom and an enclosed rear garden.**  
**\*Being sold with the tenant in-situ.\***



**Guide Price £120,000**



## **IMPORTANT NOTE:**

This property is currently let on a Periodic Assured Shorthold Tenancy, with a rental income of £450.00pcm and is being sold with the tenant in-situ.

## **Entrance Hall**

With UPVC double-glazed front entrance door, stairs to the first-floor landing and door through to the lounge.

## **Lounge**

UPVC double-glazed front window, radiator and door through to the kitchen diner.

## **Kitchen Diner**

A range of wall and base units with worktops and inset stainless steel sink unit and drainer. Gas cooker point, plumbing for washing machine, wood laminate flooring, radiator, under-stair cupboard, radiator and UPVC double-glazed window and door through to the lean-to.

## **Rear Lean-To**

Being brick and timber framed with a polycarbonate roof, attached brick store and double doors leading out to the rear garden.

## **First Floor Landing**

Cupboard housing the Baxi combination gas boiler and doors to both bedrooms and bathroom.

## **Bedroom 1**

Built-in cupboard, UPVC double glazed front window and radiator.

## **Bedroom 2**

UPVC double glazed rear window, radiator and exposed floorboards.



## Bathroom

Consisting of a bath with electric shower, pedestal wash basin and dual flush toilet. Radiator, tile effect floor covering and UPVC double-glazed rear window.

## Outside

There is a small walled enclosed frontage, shared side access leads to a rear gate and onto the rear garden, which is enclosed with a mixture of hedging and fencing to the perimeter.

## Material Information

TENURE: Freehold

COUNCIL TAX: Broxtowe Borough Council - Band A

PROPERTY CONSTRUCTION: Solid Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: kitchen

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 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 winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. 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 £5940 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, provide card and solicitors 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.



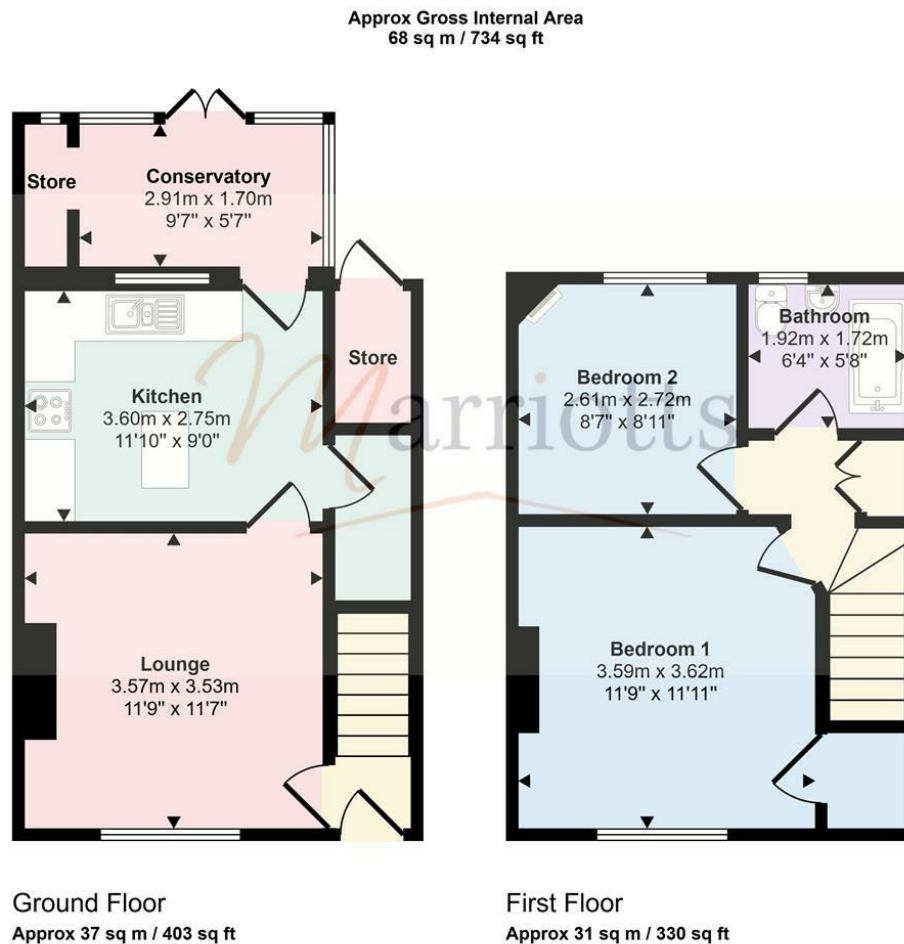












This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>62</b>		
<b>England &amp; Wales</b>		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.

2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.

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).