



6 Glebe Cottages, Wilford, NG11 7AH
Guide Price £160,000



Marriotts



6 Glebe Cottages Wilford, NG11 7AH

- Grade II listed end cottage
- Two bedrooms
- Rear courtyard
- Large side lawned garden
- Kitchen with walk-in pantry
- NO UPWARD CHAIN

****FOR SALE BY ON-LINE AUCTION** Auction Date - Tuesday 12th August 2025 **** GUIDE PRICE £160,000** MORTGAGE BUYERS WELCOME** PRE-AUCTION OFFERS CONSIDERED** AUCTION PACK AVAILABLE ON REGISTRATION****A lovely grade II listed end-terrace cottage in a fabulous location, overlooking a mature front green, with rear courtyard, garden, and the addition of a large side enclosed lawn garden. Two bedrooms, bathroom, lounge, and kitchen with walk-in pantry. and for sale with NO UPWARD CHAIN ****This property is being sold with the tenant in-situ****



Guide Price £160,000



Hallway

Front entrance door, stairs to the first floor landing, meter cupboard with RCD board and glazed panelled door through to the lounge.

Lounge

With a secondary sash window to the front, feature stone style fireplace and hearth, built-in cupboards next to the chimney breast, under-stair storage cupboard and radiator.

Kitchen

A range of wall and base units with marble effect worktops and stainless steel sink unit and drainer. Gas cooker point, plumbing for washing machine, radiator, door and sash window to the rear. Door to the walk-in pantry with shelving, light and power.

First Floor Landing

Window to the side.

Bedroom 1

With original decorative cast iron fireplace, built-in wardrobe, radiator, and secondary glazed front window.

Bedroom 2

Radiator and secondary glazed sash window to the rear.

Shower Room

Consisting of a tiled corner cubicle with chrome main shower, pedestal wash basin and dual flush toilet. Cupboard housing the Ideal combination gas boiler, radiator and sash window to the rear.

Outside

To the front, there is a gated mature cottage garden with a lawn and established borders. To the side is a large full-length walled lawned garden belonging to the property with separate rear gated access leading to the shared pedestrian access. To the rear is a large internal store with shelving, paved patio/seating area and paved base for a garden shed. Shared brick outbuilding/storage which originally was the outside toilet.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City - Band B

PROPERTY CONSTRUCTION: solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: yes - shared rear pedestrian access

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: bathroom

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: stepped front and rear 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.

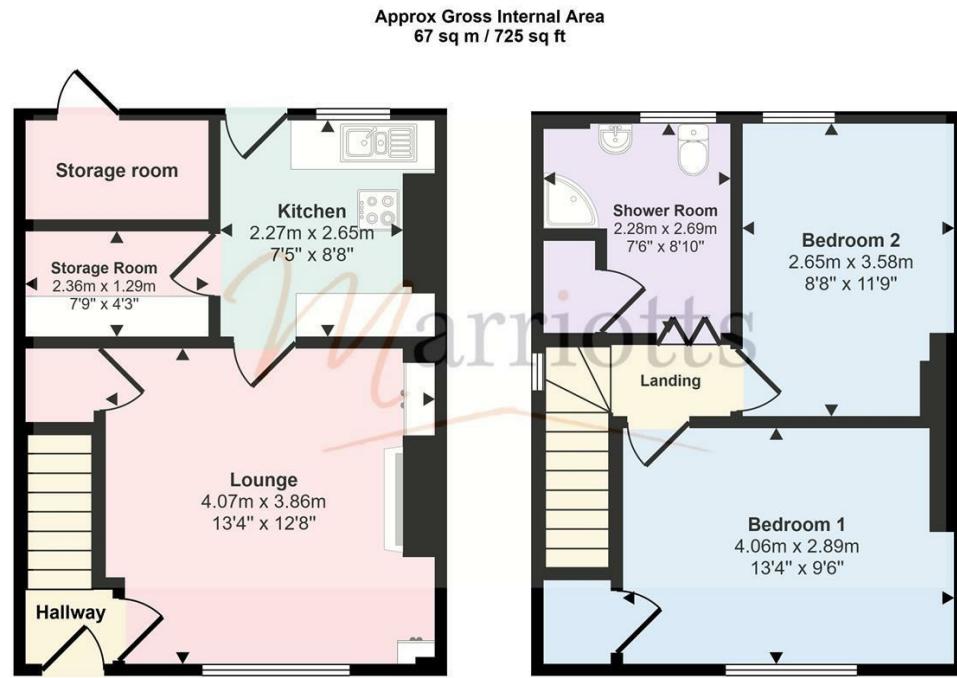
****Reserve price -** Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.

IMPORTANT NOTE:

This property is currently let on a Periodic Assured Shorthold Tenancy, with a rental income of £360pcm and is being sold with the tenant in-situ.







Ground Floor
Approx 34 sq m / 364 sq ft

First Floor
Approx 34 sq m / 361 sq ft

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)	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		48	
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 Marriots 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 Marriots.
4. Money Laundering - Marriots 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 Marriots refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriots.net

www.Marriots.net

