



32 Rockford Road, Sherwood, NG5 1JX

Guide Price £115,000



Marriotts







# 32 Rockford Road Sherwood, NG5 1JX

- Two double bedrooms
- Lounge & kitchen diner
- Great sized rear garden
- First floor bathroom
- Rear lean-to
- NO UPWARD CHAIN

**\*\*FOR SALE BY ON-LINE AUCTION Auction Date - 19th June 1pm \*\* GUIDE PRICE £115,000 - £135,000\*\* MORTGAGE BUYERS WELCOME\*\* PRE-AUCTION OFFERS CONSIDERED\*\* AUCTION PACK AVAILABLE ON REGISTRATION\*\*** A well presented semi-detached house in a popular location just off the Ring Road, with two double bedrooms, lounge and kitchen diner and lovely maintained gardens. **\*\*This property is being sold with the tenant in Situ\*\***



**Guide Price £115,000**



## **IMPORTANT NOTE:**

This property is currently let on a Periodic Assured Shorthold Tenancy, with a rental income of £550.00pcm and is being sold with the tenant in-situ.

## **Overview**

Welcome to this charming semi-detached house located on Rockford Road in the sought-after area of Sherwood, Nottingham. The property has a front living room with a gas fire, entrance porch and hallway with cloak cupboard and a rear dining kitchen which leads out to a rear metal framed lean-to, in-turn leading out to the lovely well maintained garden with screened and gravelled seating areas.

Upstairs there are two spacious double bedrooms, and a well-appointed bathroom, bathroom with an electric shower and separate toilet.

One of the highlights of this property is its location just off the ring road, making it convenient for commuting and with easy access to main road links and both the QMC and City Hospital. Rockford Road is also accessed via Perry Road which leads in to Sherwood and also has a Sainsbury's supermarket.

## **Entrance Porch**

UPVC double glazed side entrance porch with secondary door through to the hallway.

## **Hallway**

Stairs to the first-floor landing, radiator, built-in cloaks cupboard and doors to the lounge and kitchen diner.

## **Lounge**

UPVC double-glazed bay window and second UPVC double glazed front window, corner gas fire with hearth, radiator and recess with cupboard and built-in shelving.

## **Kitchen Diner**

A range of units with wood effect worktops and inset sink unit and drainer. Gas cooker point with filter hood, radiator, wood style floor covering, UPVC double glazed rear window and steps leading down to a lobby area with plumbing for washing machine, wall mounted combination gas boiler and door leading out to the lean-to.



### Lean-To

Being metal framed with sliding double doors to the garden.

### First Floor Landing

Over-stair shelved cupboard, UPVC double-glazed front window, radiator and separate toilet with UPVC double-glazed side window.

### Bedroom 1

Built-in wardrobes with sliding mirrored doors, UPVC double-glazed bay window and radiator.

### Bedroom 2

UPVC double glazed rear window and radiator.

### Bathroom

Consisting of bath with full height tiling and electric shower, pedestal washbasin, airing cupboard, radiator and UPVC double-glazed rear window.

### Outside

Gated steps lead up to the front garden which is gravelled with established borders. To the rear is an outside tap, LED flood light and lawn with stepping stones leading to a trellis-enclosed private gravelled seating area. The garden also has an established shaped border and stepping stones to a further full-width gravelled seating area with sleeper-edged raised bed, apple trees and enclosed with a mixture of privet hedging and fencing to the perimeter.

### Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band

PROPERTY CONSTRUCTION: TBC

ANY RIGHTS OF WAY AFFECTING PROPERTY: None known

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None known

FLOOD RISK: No

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: N/A

LOCATION OF BOILER: Kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: TBC

MAINS ELECTRICITY PROVIDER: TBC

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: TBC

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: Steps leading to the front of the property, level rear garden.

### OTHER INFORMATION:

\*\*The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme [nottinghamcity.gov.uk](http://nottinghamcity.gov.uk). Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.

### 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 is free to remarket the property and the reservation fee will not be returned. 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 £5,940 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.







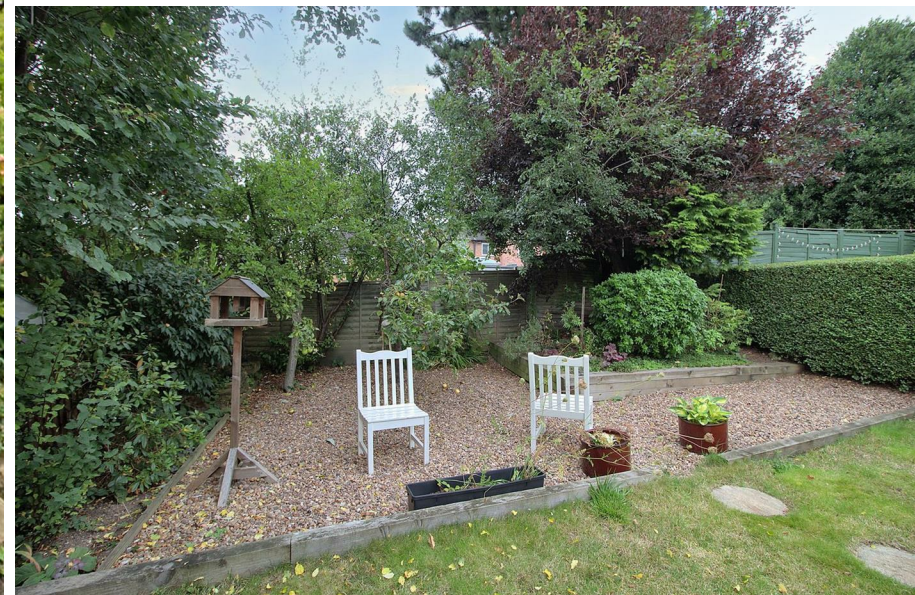




Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money 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

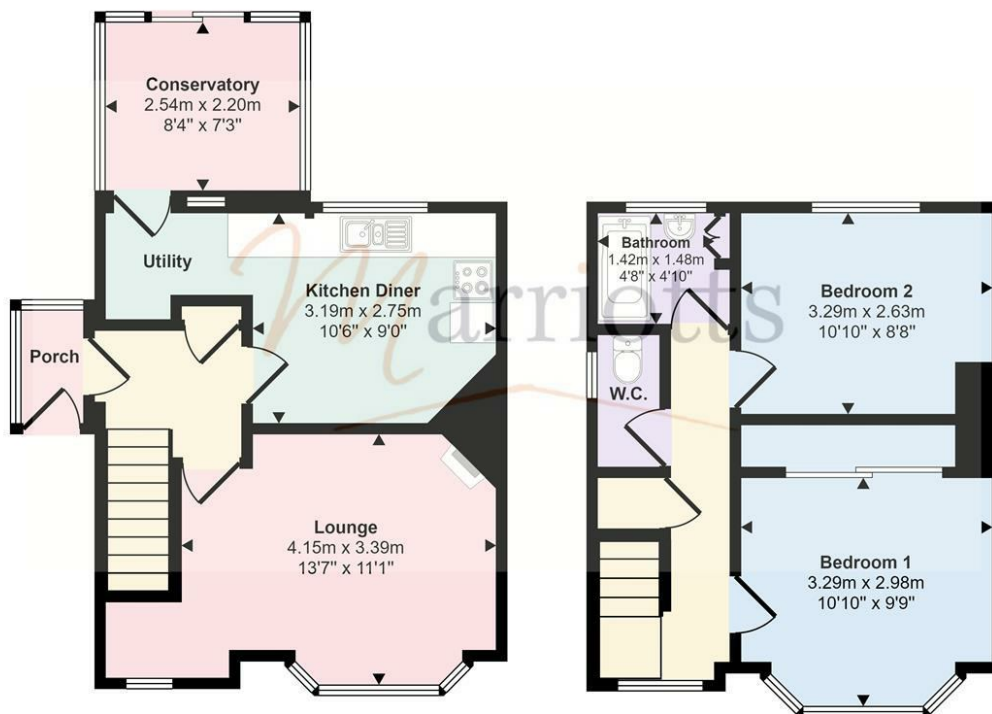









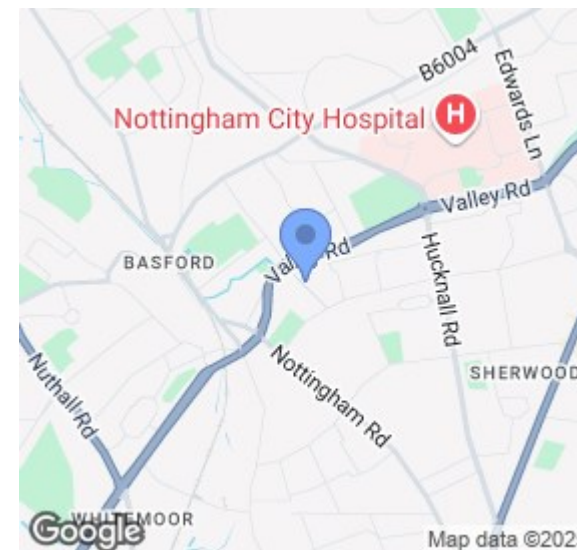
Approx Gross Internal Area  
71 sq m / 760 sq ft



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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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).

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