



66 Hadbury Road, Basford, NG5 1JY

Guide Price £160,000



Marriotts



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- Three bedrooms
- Modern kitchen diner
- Large rear garden
- Shared drive & detached garage
- Bay-fronted lounge
- New combi boiler Aug 2024

****FOR SALE BY ON-LINE AUCTION Auction Date - TBC** GUIDE PRICE £160,000 - £180,000** MORTGAGE BUYERS WELCOME** PRE-AUCTION OFFERS CONSIDERED** AUCTION PACK AVAILABLE ON REGISTRATION** A well maintained three bedroom semi-detached house with a shared driveway, detached garage and a great sized rear garden. Combination boiler installed in September 2024!**

Guide Price £160,000



Entrance Hall

UPVC double glazed entrance door and side window, radiator, grey wood style flooring, original cupboards housing the electric meter and RCD board and stairs to the first floor landing.

Living Room

UPVC double glazed bay window, radiator and grey wood style flooring.

Dining Kitchen

A range of wall and base units with gloss white doors, granite effect worktops with inset stainless steel sink unit and drainer and tiled splashbacks. Integrated brushed steel electric oven, gas hob and extractor canopy, grey wood style flooring, built-in cupboard, separate original shelved cupboard, radiator, two UPVC double glazed rear windows and door to the side entrance lobby.

Side Entrance Lobby

UPVC double glazed door to the side, under-stair cupboard and separate utility cupboard with plumbing for a washing machine and wall mounted Ideal combination boiler installed August 2024.

First Floor Landing

With loft access and UPVC double glazed side window.

Bedroom 1

UPVC double glazed bay window and radiator.

Bedroom 2

Original built-in cupboard, UPVC double glazed rear window and radiator.

Bedroom 3

UPVC double glazed front window and radiator.



Bathroom

A white suite consisting of an enamelled bath with full height tiling and chrome mains shower, pedestal washbasin and toilet. Tile effect floor covering, radiator and UPVC double glazed rear window.

Outside

Stone front boundary wall with gate leads to the lawned front garden. Side shared driveway leads to the rear garden and detached concrete sectional garage. To the rear is a patio with outside tap and security lighting and a good sized lawn with a privet hedge perimeter.

Material Information

TENURE: Freehold
COUNCIL TAX: Nottingham City Band B
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: no
LOCATION OF BOILER: side lobby cupboard
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: n/k
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 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.

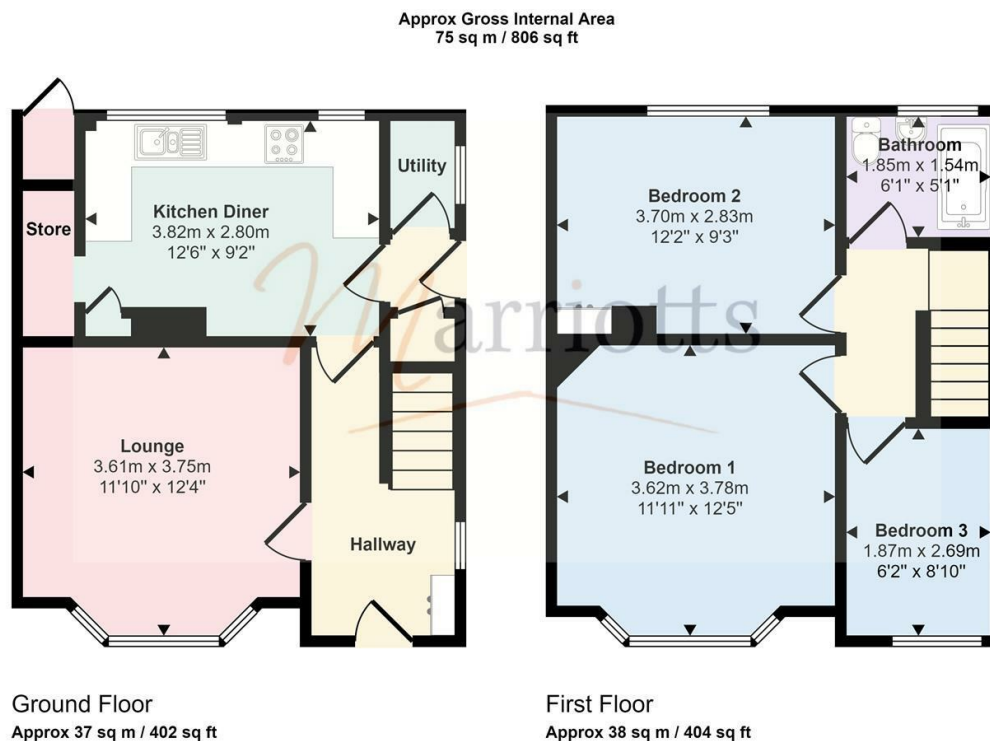
****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances, the reserve price should be no more than 10% above the guide price











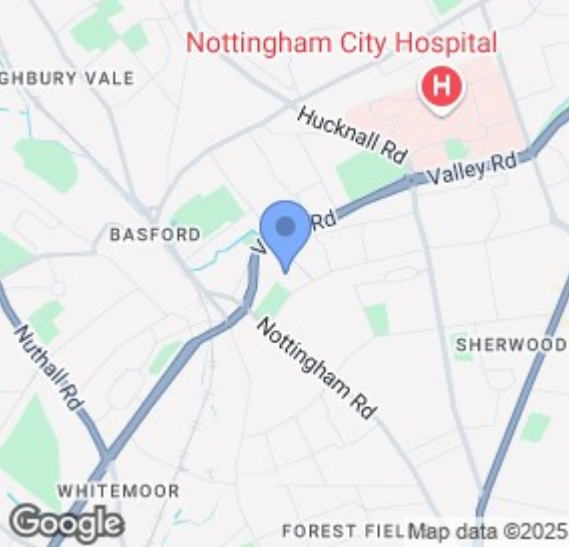
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		<div>88</div>
(81-91) B		
(69-80) C		
(55-68) D	<div>62</div>	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

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).