

HoldenCopley

PREPARE TO BE MOVED

Perry Road, Basford, Nottinghamshire NG5 1GQ

By Auction £145,000

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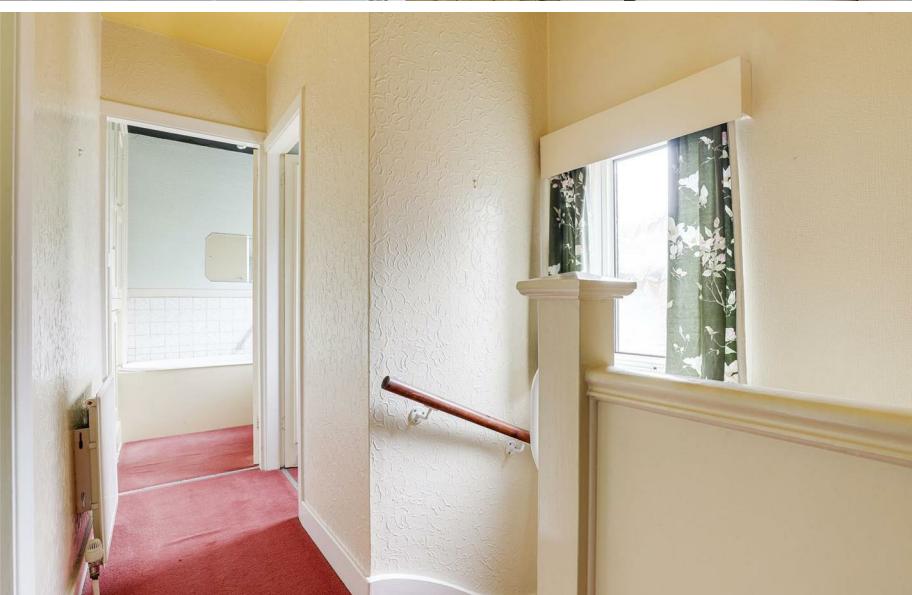
This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £145,000 + Reservation Fee

NO UPWARD CHAIN...

Welcome to this promising semi-detached house, located near local amenities and boasting excellent transport links, making it an appealing option for investors or buyers seeking a project. This property holds a wealth of potential and is ready to be transformed. The entrance hall offers a sense of space and leads into the spacious living room. The adjoining dining room, with its access to the rear garden, opens up opportunities for indoor-outdoor living. Ascending to the first floor, you'll find two generously sized bedrooms. Additionally, there's a smaller third bedroom, which could be converted into a study or a cosy child's room. The bathroom is equipped with a two-piece suite, and a separate W/C adds to the practicality of the space. Outdoors, the property features a front driveway for parking convenience, and there's gated access to the rear garden. This house is a blank canvas, offering plenty of room for improvement and customisation. Don't miss the chance to explore this property and its potential.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Dining Room
- Fitted Kitchen
- Two-Piece Bathroom Suite & A Separate W/C
- Driveway
- Private Garden
- Popular Location
- Plenty Of Potential





GROUND FLOOR

Entrance Hall

The entrance hall has a UPVC double glazed obscure window to the side elevation, carpeted flooring, a radiator, and a single door with a stained glass insert providing access into the accommodation.

Living Room

12'10" x 10'0" (3.93m x 3.07m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, coving to the ceiling, a tiled fireplace with surround, and carpeted flooring.

Dining Room

13'8" x 10'2" (4.18m x 3.10m)

The dining room has carpeted flooring, a stone-effect fireplace and surround, a radiator, two UPVC double glazed windows to the rear elevation, and a single door providing access to the rear garden.

Kitchen

10'4" x 5'4" (3.16m x 1.65m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, a radiator, a pantry, tiled splashback, vinyl flooring, a UPVC double glazed window to the side elevation and, a single door providing access to the rear garden.

Pantry

This space has a UPVC window to the side elevation, shelving, and vinyl flooring.

FIRST FLOOR

Landing

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, a radiator and provides access to the first floor accommodation.

Bedroom One

13'8" x 10'1" (4.18m x 3.08m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, in-built wardrobes, and carpeted flooring.

Bedroom Two

12'11" x 8'9" (3.94m x 2.67m)

The second bedroom has a UPVC double glazed bay window to the front elevation, a radiator, in-built wardrobes, and carpeted flooring.

Bedroom Three

7'11" x 6'11" (2.42m x 2.12m)

The third bedroom has a UPVC double glazed bay window to the front elevation, a radiator, an air vent, an in-built wardrobe, and carpeted flooring.

W/C

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, partially tiled walls, and carpeted flooring.

Bathroom

5'6" x 5'5" (1.70m x 1.66m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a pedestal wash basin, a panelled bath, an in-built cupboard, an extractor fan, a wall-mounted heater, a radiator, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a driveway and access to a detached garage with gated access to the rear.

Rear

To the rear is a private enclosed tiered garden, with patio area, a shed and fence panelling surround.

AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested

parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00

including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.80% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

This information was obtained through the direct gov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

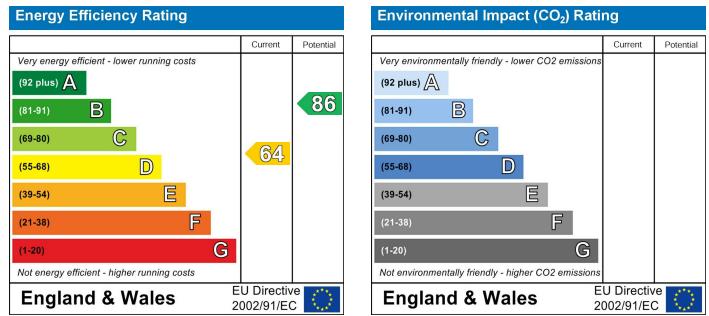
The vendor has advised the following:

Property Tenure is Freehold

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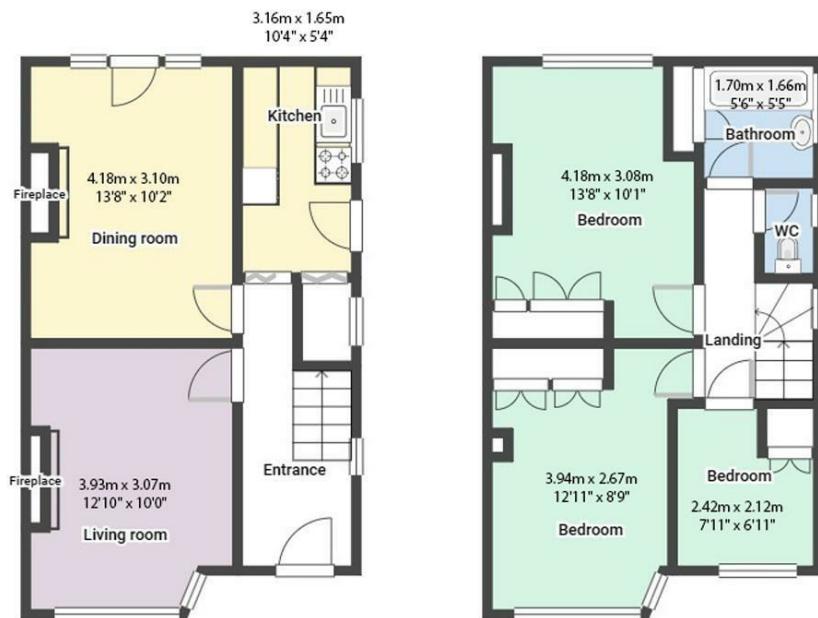
Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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