

# HoldenCopley

PREPARE TO BE MOVED

Mountbatten Grove, Gedling, Nottinghamshire NG4 4DU

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By Auction £99,000

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This property is for sale by Modern Method of Auction powered by iamsold LTD - £99,000 + Reservation Fee

NO UPWARD CHAIN...

This end-terrace house, offered to the market for sale by auction, presents an excellent opportunity for investors, developers or buyers seeking a renovation project to add value and create a home tailored to their own tastes. Tucked away in a quiet and secluded setting, the property enjoys a popular residential location close to a range of local shops, great schools and excellent transport links. The ground floor accommodation comprises a spacious reception room featuring a fireplace and a fitted kitchen-diner, providing a solid layout with plenty of scope for modernisation. To the first floor are three bedrooms, including a generous master bedroom enjoying pleasant views, along with a three-piece bathroom suite and access to the loft space. Outside, the property benefits from on-street parking availability and a wrap-around garden, which includes a paved patio seating area, a lawn, a shed and a useful outbuilding—offering excellent potential for landscaping or further improvement.

CASH BUYERS ONLY





- End-Terrace House
- Three Bedrooms
- Fitted Kitchen-Diner
- Spacious Reception Room
- Three Piece Bathroom Suite
- Private Enclosed Garden
- Close To Local Amenities
- No Upward Chain
- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee





## GROUND FLOOR

### Entrance Hall

2'7" x 4'4" (0.79mx 1.34m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator and a single door providing access into the accommodation.

### Living Room

11'5" x 19'10" (max) (3.49m x 6.05m (max))

The living room has double-glazed windows to the front and rear elevations, wood-effect flooring, a feature fireplace with a decorative surround, two radiators and a dado rail.

### Kitchen

16'7" (max) x 11'0" (max) (5.07m (max) x 3.36m (max))

The kitchen has a range of fitted base units with worktops and a tiled splashback, a stainless steel sink with a drainer, space and plumbing for a washing machine, wood-effect flooring, two radiators, space for a dining table, two built-in cupboards, coving, wooden single-glazed windows to the side and rear elevations and a single door providing side access.

## FIRST FLOOR

### Landing

10'9" x 2'6" (3.30m x 0.78m)

The landing has carpeted flooring, a built-in cupboard, access into the loft and provides access to the first floor accommodation.

### Master Bedroom

11'1" x 11'7" (3.39m x 3.54m)

The main bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in cupboard.

### Bedroom Two

8'5" x 11'10" (2.57m x 3.62m)

The second bedroom has a double-glazed window to the rear elevation, wood-effect flooring, a radiator and a fitted wardrobe with over the head cupboards.

### Bedroom Three

6'4" x 11'1" (1.94m x 3.38m)

The third bedroom has a double-glazed window to the side elevation, wood-effect flooring and a radiator.

### Bathroom

5'5" x 7'6" (1.67m x 2.31m)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted bath, partially tiled walls, a radiator and a double-glazed obscure window to the rear elevation.

## OUTSIDE

Outside there is on street parking availability and a wrap around garden with a paved patio, a lawn, a shed and an outbuilding.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast Download Speed 1800 Mbps and

Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – Yes, wimpey no fines

Any Legal Restrictions –

Other Material Issues –

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A

This information was obtained through the directgov 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

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.

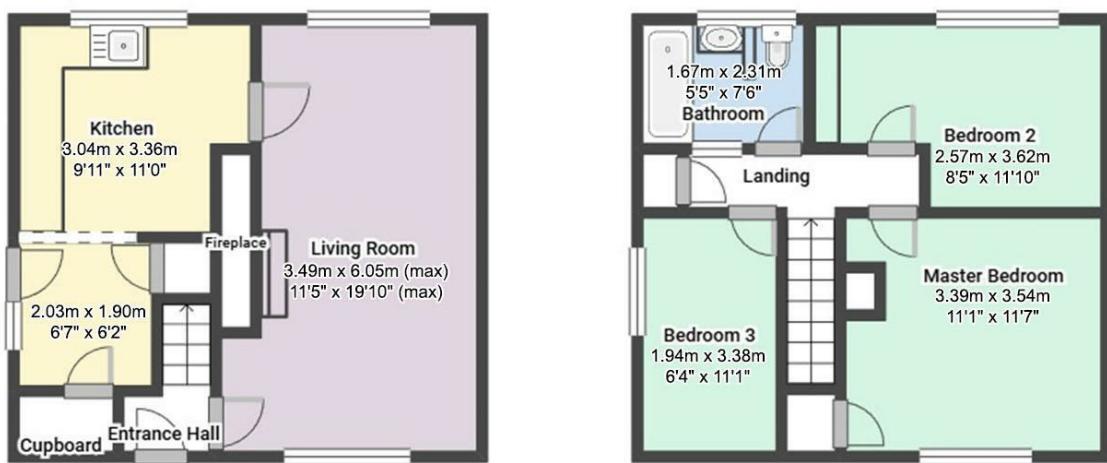
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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