



Main Street,  
Burton Joyce, Nottingham  
NG14 5EG

**£85,000 Freehold**



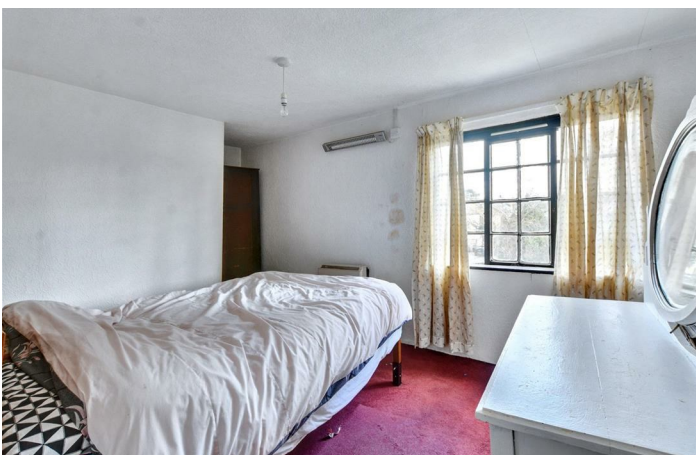
\*\*\*AUCTION THURSDAY 27TH NOVEMBER 2025\*\*\*

Robert Ellis are pleased to bring to the market this charming two-bedroom character cottage, perfectly positioned in the heart of Burton Joyce, one of Nottingham's most desirable and well-connected villages. The property offers fantastic potential for renovation, providing an exciting opportunity to create a beautiful home in a sought-after setting.

The accommodation includes a dining kitchen, ground floor W/C, and a first-floor bathroom, while outside there is a large rear garden offering ample scope for landscaping or future extension (subject to consent).

Requiring a full programme of improvement, this property would suit investors, developers, or buyers seeking a project. Offered to the market with no upward chain and for sale by auction, early viewing is highly recommended.

Burton Joyce offers a superb lifestyle, with an excellent range of local amenities including shops, cafés, pubs and a Co-op, alongside highly regarded schools. The village has regular bus and rail links into Nottingham city centre, easy access to the A612, and a friendly, community feel — making it one of the area's most desirable places to live.



## Front of Property

To the front of the property there is a garden laid mainly to lawn, brick wall to the boundaries, pathway leading to the rear garden.

## Entrance Porch

Door to the side elevation, windows to the front and side elevations, internal glazed door leading through to living room.

## Living Room

11'8" x 12'04" approx (3.56m x 3.76m approx)

Glazed door leading into the entrance porch, wall mounted electrical consumer unit and meters, window to the front elevation, ceiling light point, beams to ceiling, feature open fireplace, understairs door leading to ground floor cloakroom, panelled door leading to kitchen.

## Kitchen

8'03" x 15'03" approx (2.51m x 4.65m approx)

Window to the rear elevation, door to rear elevation giving access to rear garden, ceiling light point, beams to the ceiling, electric heater, stainless steel sink with separate hot and cold taps over, space and point for freestanding fridge freezer, space and point for electric cooker.

## Ground Floor WC

Low level flush WC, wall hung vanity wash hand basin.

## First Floor Landing

Ceiling light point, panelled doors leading off to rooms.

## Bedroom One

15' x 11'11" approx (4.57m x 3.63m approx)

Ceiling light point, electric heater, Georgian style windows to the front elevation.

## Bedroom Two

8'05" x 7'03" approx (2.57m x 2.21m approx)

Window to the rear elevation, ceiling light point, electric heater.

## Family Bathroom

8'8" x 7'08" approx (2.64m x 2.34m approx)

Three piece suite comprising panelled bath with separate hot and cold tap, pedestal wash hand basin, low level flush WC, window to the rear elevation with picturesque views over the rear garden, electric heater, ceiling light point, extractor fan, airing cupboard housing the hot water cylinder with additional storage above.

## Rear of Property

To the rear of the property there is a garden featuring brick built store, fencing to the boundaries with shrubs planted to the borders, featuring picturesque views over the neighbouring paddocks.

## Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20Mbps Ultrafast 1000Mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

## Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

## Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

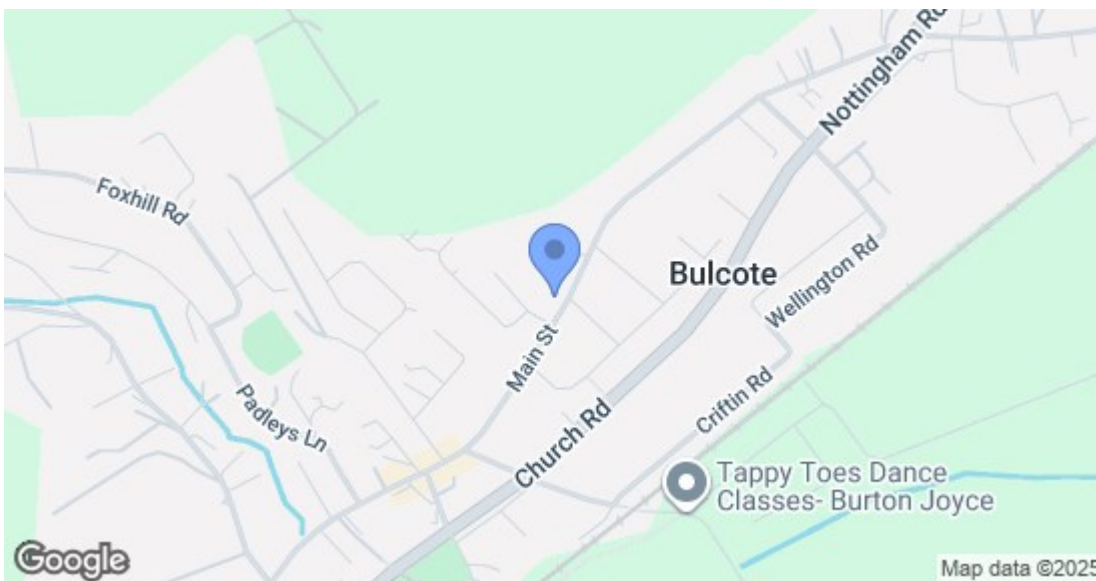
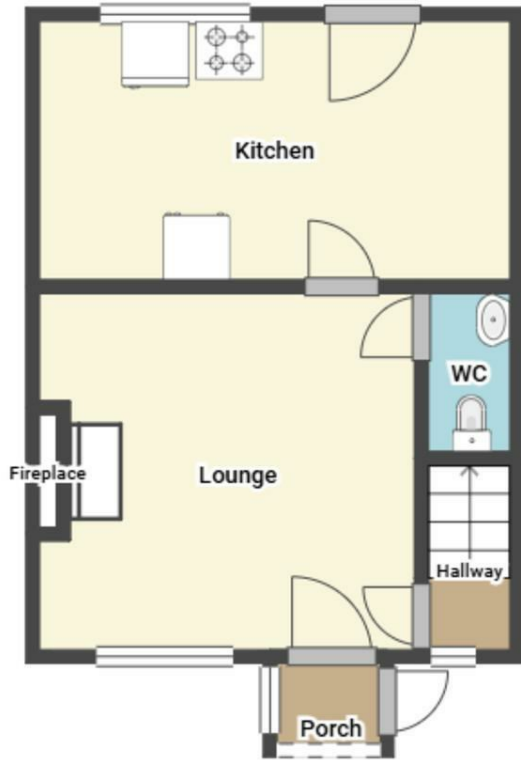
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

## Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.





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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.