



Sherbrook Road,
Daybrook, Nottingham
NG5 6AL

£130,000 Freehold



***SOLD VIA AUCTION - £130,000**

Robert Ellis Estate Agents are delighted to bring to the market this fantastic TWO-bedroom, semi-detached family home situated in the heart of Daybrook, Nottingham.

The property is a stone's throw away from Nottingham City Hospital as well as Arnold Town Centre accommodating local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City Centre, and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are greeted by the hallway which leads through to the lounge, dining kitchen with fitted wall and base units, and under-stairs storage. The property benefits from having a rear extension offering a second reception room overlooking the rear garden. The stairs lead to the landing, first double bedroom, second double bedroom, and family bathroom. The property sits on a good-sized plot with gardens to the front and rear elevations.

A viewing is HIGHLY RECOMMENDED to appreciate the size and location of this fantastic family home. Offered to the market with the benefit of no upward chain, contact the office on 0115 648 5485 before it is too late!



Entrance Hallway

UPVC double glazed entrance door to the front elevation. Staircase leading to the first floor landing. Wall mounted radiator. Ceiling light point. Internal panel door leading through to living room.

Living Room

11'05 x 16' approx (3.48m x 4.88m approx)

UPVC double glazed sectional bay window to the front elevation. Wall mounted radiators. Feature decorative inset fireplace. Panelled door leading into kitchen diner.

Kitchen Diner

7'11 x 14'2 approx (2.41m x 4.32m approx)

Range of matching wall and base units incorporating laminate work surface over. Stainless steel sink with swan neck mixer tap above. Space and point for freestanding cooker. Extractor unit. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Wall mounted radiator. Tiled splashbacks. Carpeted flooring. Space for dining table. Ceiling light point. Pantry providing useful and additional shelving space, electric cooker point, isolation point. UPVC double glazed window to the side elevation. Panelled door leading through to Conservatory.

Conservatory

11'08 x 10'08 approx (3.56m x 3.25m approx)

This second additional reception room benefits from having UPVC double glazed windows to side and rear elevations. Ceiling light point. Wall mounted double radiator. UPVC double glazed French door leading to enclosed rear garden.

First Floor Landing

UPVC double glazed window to the side elevation. Ceiling light point. Panelled doors leading to Bedroom 1, 2 and Family Bathroom

Bedroom 1

11'06 x 11'02 approx (3.51m x 3.40m approx)

UPVC double glazed picture window to the front elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in wardrobes providing useful and additional storage space. Built-in storage cupboard over the stairs housing Worcester Bosch gas central heating combination boiler providing hot water and central heating to the property.

Bedroom 2

10'10 x 9'01 approx (3.30m x 2.77m approx)

UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling.

Family Bathroom

7'11 x 5' approx (2.41m x 1.52m approx)

Modern 3 piece suite comprising panel bath with mains fed shower above. Pedestal wash hand basin. Low level flush W/C. Tiled splashbacks. Wall mounted radiator. UPVC double glazed window to the rear elevation. Ceiling light point. Extractor fan. Loft access hatch.

Front of Property

Stone low maintenance paved garden. Stone wall to boundary. Gated access to front entrance.



Rear of Property

Enclosed private garden with fencing to boundaries. Large paved patio area. Mature shrubs and trees planted to the borders.

Council Tax

Local Authority: Gedling

Council Tax Band: A

Auction Details

[Auction Details](#)

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

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 for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

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.

Additional Information

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			
England & Wales			EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			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.