

Robert Ellis

look no further...



Fisher Street
Forest Fields, Nottingham NG7 6FJ

By Auction £105,000 Freehold

CHARMING THREE BED PROPERTY FOR
SALE VIA AUCTION

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AUCTION THURSDAY 31ST JULY 2025!

Situated on the ever-popular Fisher Street in NG7, this beautifully presented three-bedroom Victorian terraced home offers a perfect blend of period charm and modern convenience.

Upon entry, you're welcomed into a bright and airy living room, ideal for relaxing or entertaining. Just beyond, a doorway leads to the useful two-roomed cellar—perfect for storage or potential workspace. Continuing through the ground floor, you'll find a spacious kitchen-dining area, ideal for family meals and hosting guests. The property has been thoughtfully extended at the rear to include a practical utility space with a brand new boiler and access to a low-maintenance courtyard garden—ideal for outdoor dining or quiet evenings.

Upstairs, the first floor boasts two well-proportioned double bedrooms and a stylish three-piece family bathroom. The second floor features a converted loft space currently used as a generous third double bedroom, offering flexibility for use as a main bedroom, guest suite, or home office.

The home benefits from UPVC double glazing throughout, combining energy efficiency with traditional Victorian character.

Location Highlights:

Situated in a popular residential area, the property is within easy reach of a wide range of local amenities including shops, cafes, and supermarkets. Excellent transport links provide quick access to Nottingham city centre via bus, tram, or train, while the nearby A52 and ring road offer convenient routes for commuters.

The area is also well-served by reputable local schools and nurseries, making it an excellent choice for families. Nearby parks and green spaces further enhance the appeal of this vibrant and well-connected neighbourhood.

Early viewing is highly recommended to appreciate the space, location, and potential this fantastic home has to offer.



Lounge

11'6" x 11'3" approx (3.52 x 3.45 approx)

UPVC entrance door to the front elevation providing access into the lounge, UPVC double glazed window to the front elevation, laminate floor covering, wall mounted radiator, door to the kitchen diner.

Kitchen Diner

11'5" x 15'1" approx (3.50 x 4.60 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over; four ring gas hob with extractor hood above, space and point for a fridge freezer, laminate floor covering, ample space for a dining table, door to the utility room, door to the cellar, wall mounted radiator, staircase leading to the first floor landing.

Utility Room

6'8" x 5'1" approx (2.04 x 1.56 approx)

Wall mounted combination boiler, space and plumbing for a washing machine, UPVC double glazed door leading to the rear garden.

First Floor Landing

Bedroom Two

11'6" x 11'3" approx (3.52 x 3.44 approx)

Carpeted flooring, wall mounted radiator, double glazed window to the front elevation.

Bedroom Three

7'10" x 8'11" approx (2.41 x 2.73 approx)

Carpeted flooring, wall mounted radiator, double glazed window to the rear elevation.

Bathroom

Laminate floor covering, WC, handwash basin with mixer tap, shower cubicle with electric shower over; tiled splashbacks, double glazed window to the rear elevation.

Second Floor Landing

Bedroom One

10'2" x 11'7" approx (3.10 x 3.54 approx)

Carpeted flooring, wall mounted radiator, Velux window.

Outside

Front of Property

To the front of the property there on road parking.

Rear of Property

To the rear of the property there is an enclosed rear garden.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 8mbps Ultrafast 1800mbps

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.

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.

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.

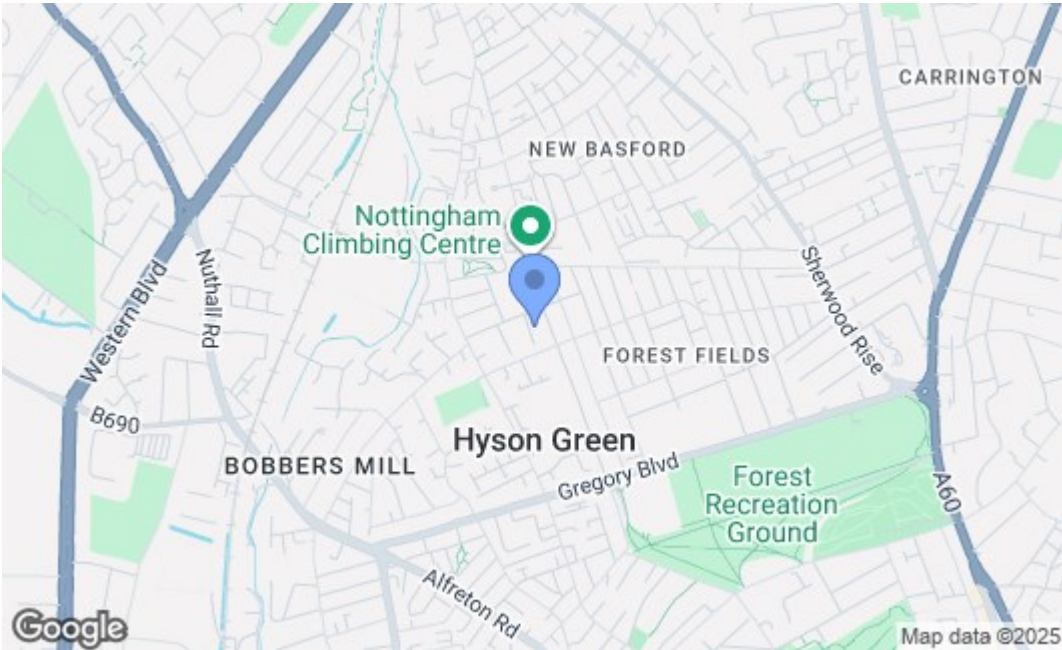
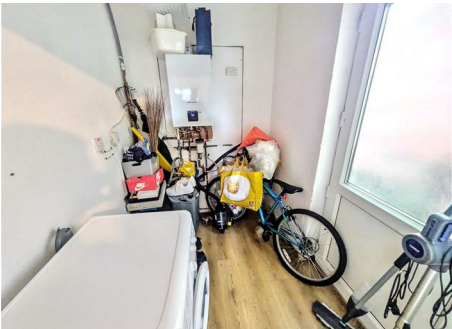
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

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.

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





| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | |
| (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.