Robert Ellis

look no further...

Crofton Road,
Attenborough, Nottingham
NG9 5HW

£150,000 Freehold

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Benefiting from no upward chain this property is ideal for any purchaser looking to put their own stamp on their next home.

This property is considered the perfect opportunity for many purchasers including first time buyers, young families or investors looking to take on a renovation offering a great deal of potential.

The home is situated in a popular residential location with access to a wide range of local amenities including shops, cafes, public houses and Attenborough Nature Reserve. There is the benefit of local bus and tram links in and around the city.

In brief the internal accommodation comprises: Entrance hallway, living room, dining room and kitchen to the ground floor. Rising to the first floor are three bedrooms and a family bathroom.

To the front of the property is a garden with a driveway leading to the detached garage and a pathway providing side access to the rear. To the rear there is a private garden with mature shrubs and fenced boundaries.

Being offered to the market with the benefit of chain free vacant possession, this property is well worthy of an early internal viewing.

Entrance Hallway
Double glazed door leads through to entrance hallway with access to a storage cupboard.

Living Room
11'10" x 12'11" (3.625 x 3.952)
With wooden flooring, radiator and double glazed bay window to the front aspect.

Dining Room
11'11" x 12'3" (3.655 x 3.757)
With wooden flooring, radiator, gas fire and double glazed window to the rear aspect.

Kitchen
6'10" x 8'11" (2.096 x 2.737)
With wall and base units with worksurfaces over, inset sink and drainer, tiled flooring and double glazed window and door to the side aspect.

First Floor Landing

Bedroom One
11'11" x 12'9" (3.641 x 3.904)
With wooden flooring, radiator and double glazed bay window to the front aspect.

Bedroom Two
11'11" x 12'4" (3.639 x 3.781)
With wooden flooring, radiator and double glazed window to the rear aspect.

Bedroom Three
6'11" x 6'8" (2.125 x 2.039)
With wooden flooring, radiator and double glazed window to the front aspect.

Bathroom
Incorporating a two piece suite comprising bath and pedestal wash hand basin with access to a storage cupboard.

Outside
To the front there is a garden with driveway leading to the detached garage and a pathway providing side access to the rear garden. To the rear is a private garden with mature shrubs and fenced boundaries.

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
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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).

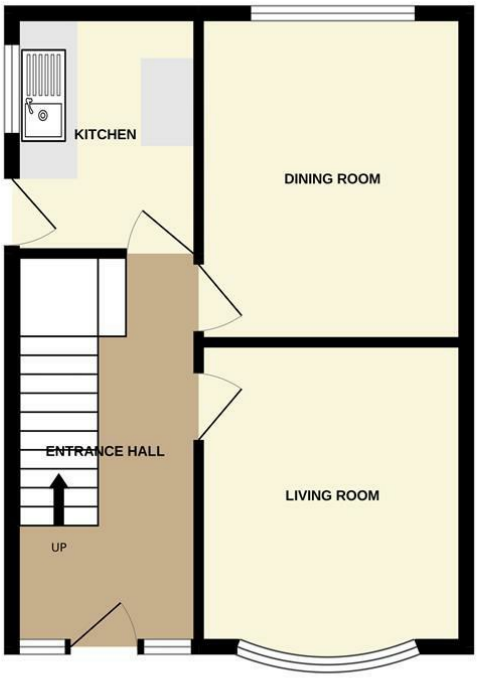
The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

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.

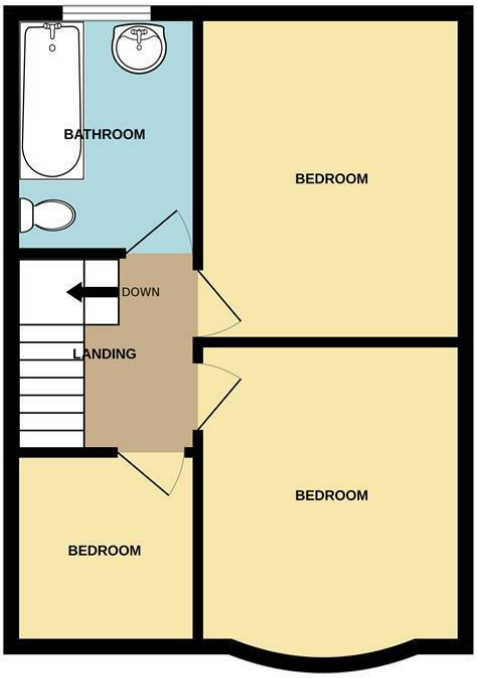
Additional Information
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

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).

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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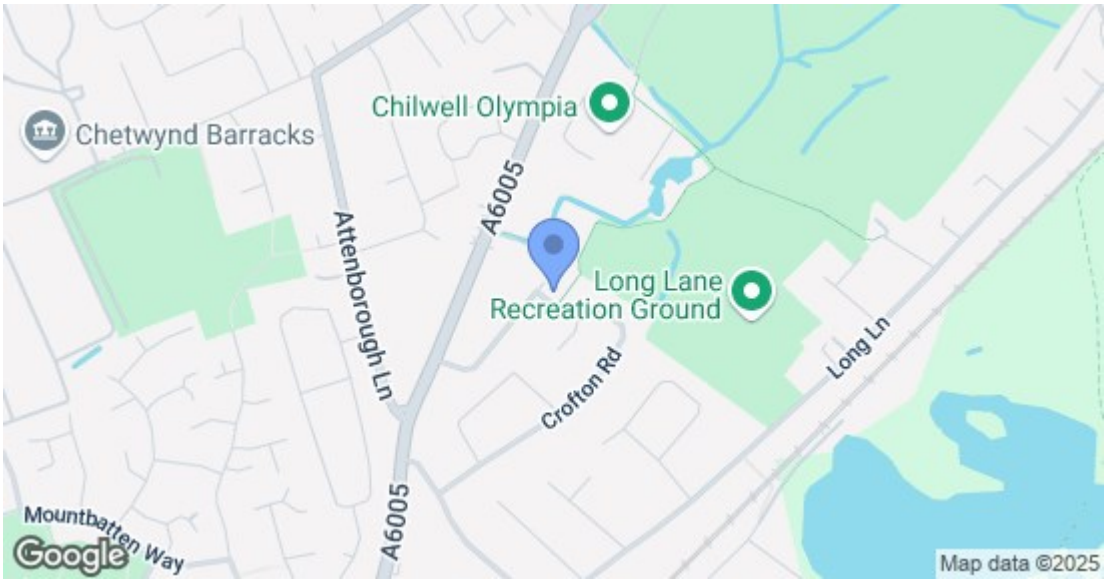

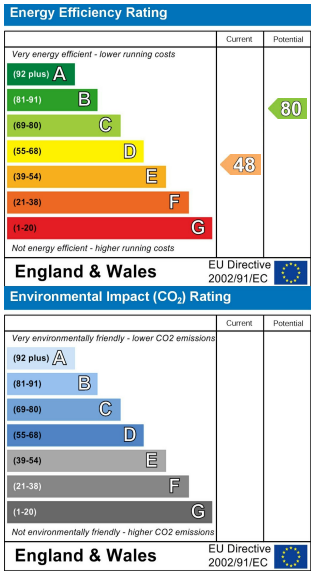

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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