Robert Ellis

look no further...

Woodward Street,
, Nottingham
NG2 2LB

£150,000 Freehold

0115 922 0888

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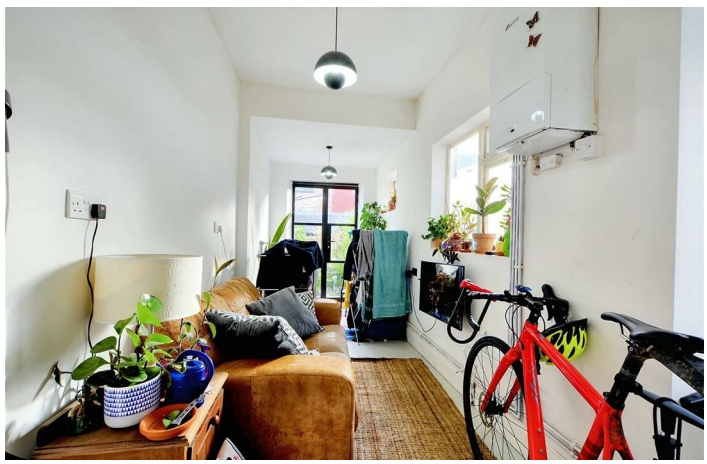
A spacious three-bedroom mid-terrace house.

Situated in this popular and convenient residential location, readily accessible for a variety of local and amenities, transport links and Nottingham Town Centre, this great property is considered an ideal opportunity for a range of potential purchasers including young professionals, families and investors.

In brief the internal accommodation comprises: lounge, hallway, open plan kitchen diner, and sitting room to the ground floor, rising to the first floor are two good sized double bedrooms, and bathroom, then rising to the second floor you will find the third bedroom.

To the rear of the property you will find a low maintenance garden.

Offered to the market with the benefit of a light and airy versatile living space, and gas central heating throughout, this property is well worthy of an early internal viewing.



Lounge
11'5" x 11'2" (3.5m x 3.42m)
Entrance door, wooden flooring, radiator, bay window to the front and an opening into the inner hallway.

Inner Hallway
With stairs to the first floor and door to the kitchen diner.

Kitchen Diner
13'3" x 11'5" (4.06m x 3.49m)
Work surfaces, sink with drainer and a mixer tap, integrated electric oven and hob with air filter over, space for a fridge and freezer, plumbing for a washing machine, useful under stairs storage cupboard, window to the rear and opening to a sitting room.

Sitting Room
17'1" x 6'0" (5.22m x 1.83m)
Three windows to the side, wall mounted 'Worcester' boiler, radiator and double glazed French doors to the rear.

First Floor Landing
With stairs to the second floor and doors to the two bedrooms.

Bedroom One
11'5" x 11'2" (3.5m x 3.42m)
Wooden flooring, built in wardrobes, radiator and window to the front.

Bedroom Two
11'6" x 10'7" (3.52m x 3.24m)
Wooden flooring, window to the rear, radiator and door to the bathroom.

Bathroom
Incorporating a three piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, radiator, and window to the rear.

Bedroom Three
12'3" x 7'10" (3.75m x 2.4m)
A carpeted double bedroom with window to the front and radiator.

Outside
To the front of the property there is a walled frontage with small path to the entrance door, and to the rear of the property there is a enclosed, low maintenance garden.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Has the Property Flooded?: No

Disclaimer:
These details and Key facts 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. Full material information is available in hard copy upon request.

Auction Details
The sale of this property will take place on Thursday 30th January 2025 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).

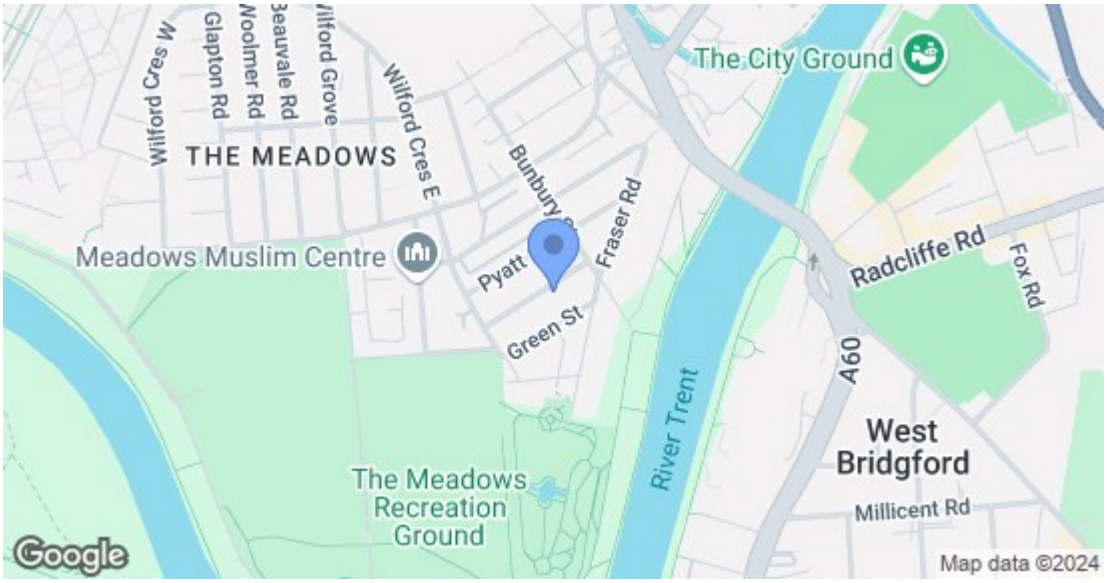
The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

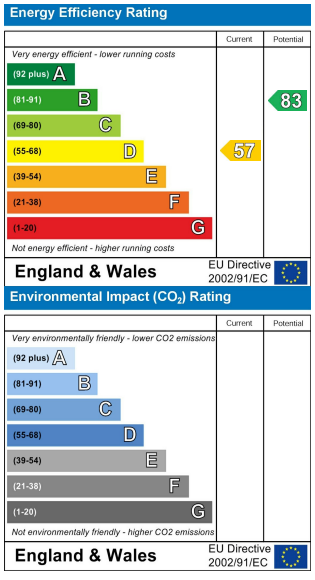
There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Auction 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 and Reserve
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.





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