

Robert Ellis

look no further...



City Road,
Dunkirk, Nottingham
NG7 2JL

£75,000 Freehold

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@robertellisea



An excellent investment opportunity to purchase an original three storey semi-detached property requiring refurbishment and modernisation.

Once used as a 4 bedroom HMO (several years ago) with similar properties on the street currently set up as 4 beds and being marketed for £250k+.

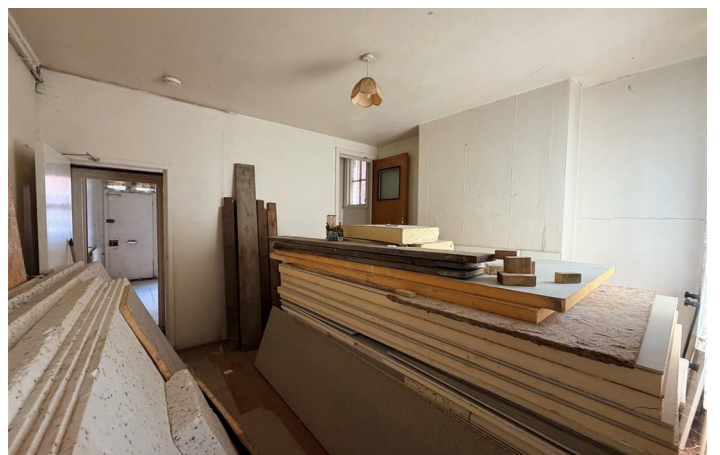
Offering opportunity to add significant value once renovated.

Set within an extremely sought after residential location close to a wide range of local amenities, shops, university and hospital. There is currently a huge demand locally for BTL investment properties within this area.

The property in brief consists of a lounge (potential bedroom STPP), dining room, kitchen and bathroom on the ground floor, the first floor has 2 double bedrooms and the 2nd floor has an additional double bedroom. Externally there is a rear garden.

The property has a range of insulation and plasterboard worth over several hundreds of pounds that will remain in the property when sold.

Viewings are available and are highly recommended.



Lounge

Dining Room

Kitchen

Bathroom

Bedroom One

Bedroom Two

Bedroom Three

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

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

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.

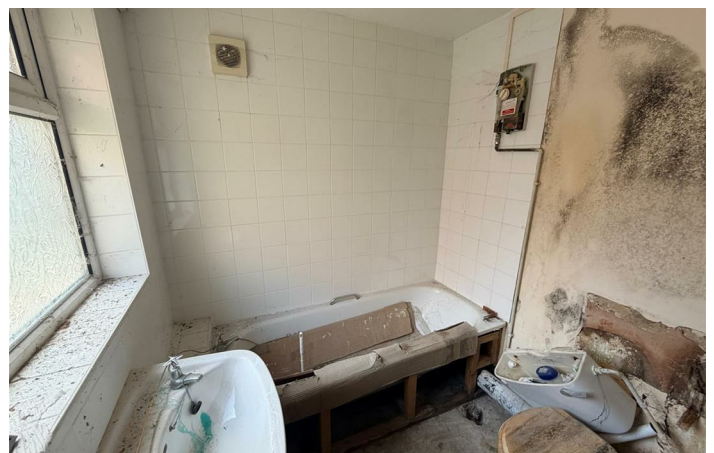
Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding 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

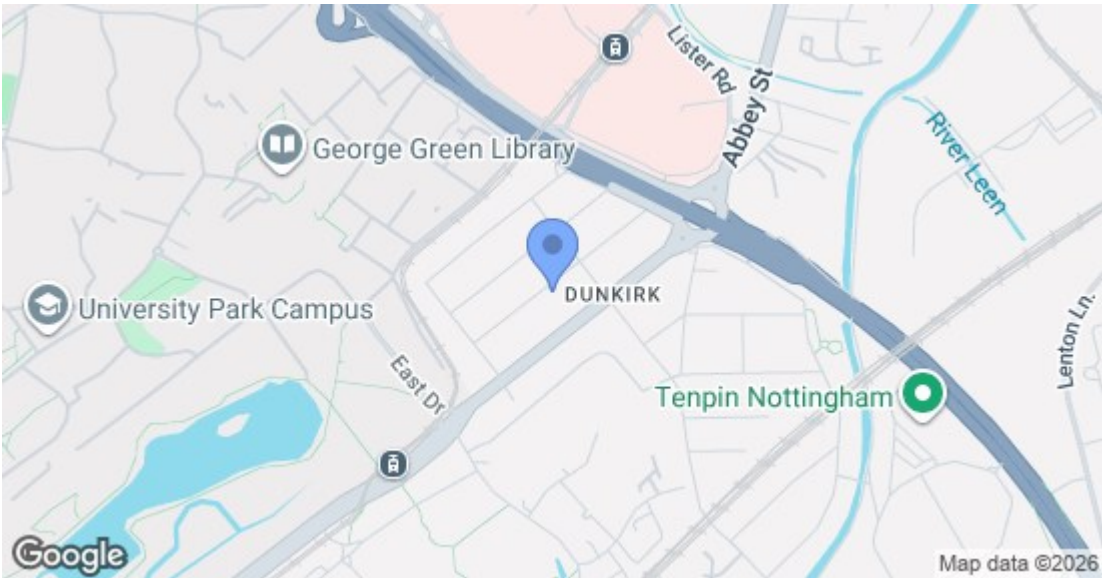
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



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ESTATE AGENTS



Whilst every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their capability or efficiency over the years.
Made with SketchUp 2020



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.