



Hoylake Crescent,  
Bilborough, Nottingham  
NG8 4PX

**£75,000 Freehold**



A steel framed three-bedroom semi-detached house, on a generous corner plot.

Offered to the market with the benefit of chain free vacant possession, this clean and tidy property is situated in an established residential location, convenient for a wide range of local amenities.

In brief the internal accommodation comprises: entrance hall, sitting room, dining room, kitchen, WC, and side hall to the ground floor, rising to the first floor is a landing, three-bedrooms and shower room.

Outside the property occupies a good sized corner plot with a primarily lawned garden to the front, with a drive with the garage beyond, and to the rear the property has a low maintenance and enclosed garden.

Considered ideal for a first time buyer, investor or family purchaser, the property displays great potential for further improvement and alterations, subject to the necessary consents.



### Entrance Hall

UPVC double glazed entrance door, radiator, stairs to the first floor landing, and under stairs cupboard.

### Sitting Room

13'8" x 12'0" (4.18m x 3.67m )

UPVC double glazed window, radiator, fuel effect electric fire with Adam-style surround.

### Dining Room

10'3" x 8'6" (3.13m x 2.60m )

UPVC double glazed window and radiator.

### Kitchen

10'3" x 8'5" (3.13m x 2.59m )

Fitted wall and base units, work surfacing with tiled splashbacks, single sink and drainer with mixer tap, inset electric hob, with electric oven below and extractor above, plumbing for a washing machine, and UPVC double glazed window.

### Side Hallway

With tiled flooring, UPVC double glazed door to the exterior.

### WC

Fitted with a WC, tiled flooring, and UPVC double glazed window.

### First Floor Landing

UPVC double glazed window and loft hatch.

### Bedroom One

12'2" x 12'1" (3.72m x 3.70m )

UPVC double glazed window, radiator, and two recessed cupboards.

### Bedroom Two

13'6" x 8'7" (4.12m x 2.63m )

UPVC double glazed window, radiator, and recessed cupboard.

### Bedroom Three

9'2" x 8'7" (2.80m x 2.63m )

UPVC double glazed window and radiator.

### Shower Room

Fitments in white comprising: WC, pedestal wash-hand basin, Mira shower, part tiled walls, radiator, UPVC double glazed window, wall mounted Dimplex fan heater, and extractor fan.

### Outside

To the front, the property has a primarily lawned garden with shrubs and gravel area, a drive providing car standing with the detached garage beyond. To the rear the property has a low maintenance garden which is predominantly gravel, shed and outside tap. The property also benefits from an integral store.

### Store

12'4" x 4'2" (3.78m x 1.28m )

UPVC double glazed window, light and power.

### 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

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 and Reserve Price:

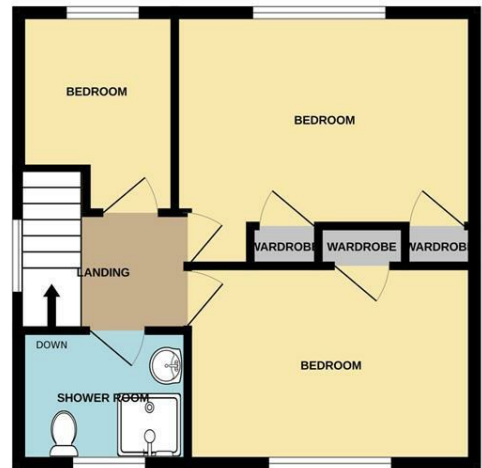
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



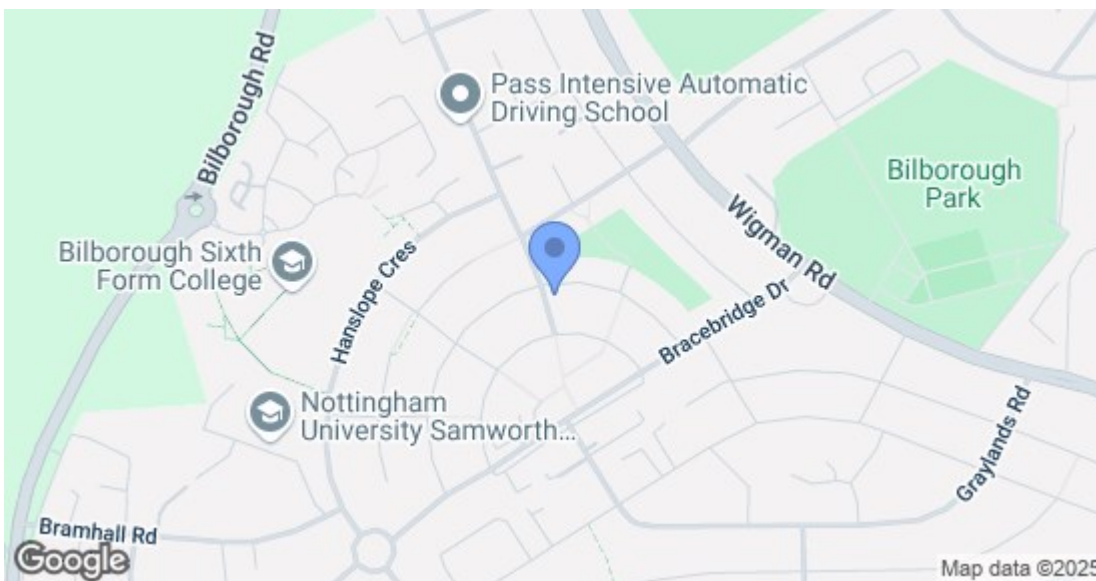


GROUND FLOOR

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.