



Firbank Court,
Chilwell, Nottingham
NG9 5NB

£115,000 Freehold

A well-proportioned, three-bedroom, mid terrace property, sold via auction.

Situated within Chilwell you are ideally placed for access to a wide range of local amenities including shops, Attenborough Nature Reserve, schools, healthcare facilities, public houses, restaurants, and transport links, including the nearby Tram stop with direct access to CMC and central Nottingham

Currently let out with the tenants expected to leave 30th November, this property would be considered an ideal purchase for a large variety of buyers looking to put their own stamp on their next home, this could include first time buyers, young professionals or investors looking to add to an investment portfolio.

In brief, the internal accommodation comprises: an entrance hall, open plan kitchen diner, living room and downstairs WC. Then rising to the first floor are three well-proportioned bedrooms and bathroom.

Outside the property to the front is a lawned garden with mature shrubs and then enclosed rear garden is paved keeping it low maintenance. Parking is to the back of the property for all residents at Firbank Court.

The property also benefits from a new boiler installed in 2021 and full 'wet' gas central heating supplying new radiators in each room installed in 2022.

Entrance Porch

Double glazed front door and door to:

Breakfast Kitchen

21'3" x 8'9" (6.5m x 2.67m)

A range of wall and base units with work surfacing over, one and a half bowl sink and drainer unit with taps, inset electric hob and integrated electric oven. Space and fitting freestanding appliances to include fridge, freezer. And washing machine.

Inner Hallway

A carpeted landing space with access to the loft hatch.

Cloakroom W.C.

Incorporating a wall mounted wash hand basin, low flush W.C. and wall mounted water heater. Window to the rear.

Lounge

13'8" x 11'3" (4.17m x 3.43m)

A carpeted room, with radiator and window to the front aspect.

First Floor Landing

A carpeted landing space with access to the loft hatch.

Bedroom One

11'1" x 10'7" plus wardrobes (3.4m x 3.23m plus wardrobes)

A carpeted bedroom, with radiator, fitted wardrobes and window to the front aspect.

Bedroom Two

10'9" x 9'6" (3.3m x 2.9m)

A carpeted bedroom, with radiator and window to the rear aspect.

Bedroom Three

10'7" (32'9"ft 26'2"in) x 7'4" (22'11"ft 16'4"in) (3.25m (10ft 8in) x 2.26m (7ft 5in))

A carpeted bedroom, with radiator and window to the front aspect.

Bathroom

Renovated in 2021, incorporating a modern three-piece suite comprising pedestal wash-hand basin, bath with shower above and glass shower screen, part tiled walls, heated towel rail and window to the rear aspect

Outside

Outside the property to the front is a lawned garden with mature shrubs and then enclosed rear garden is paved keeping it low maintenance. Parking is to the back of the property for all residents at Firbank Court.

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.

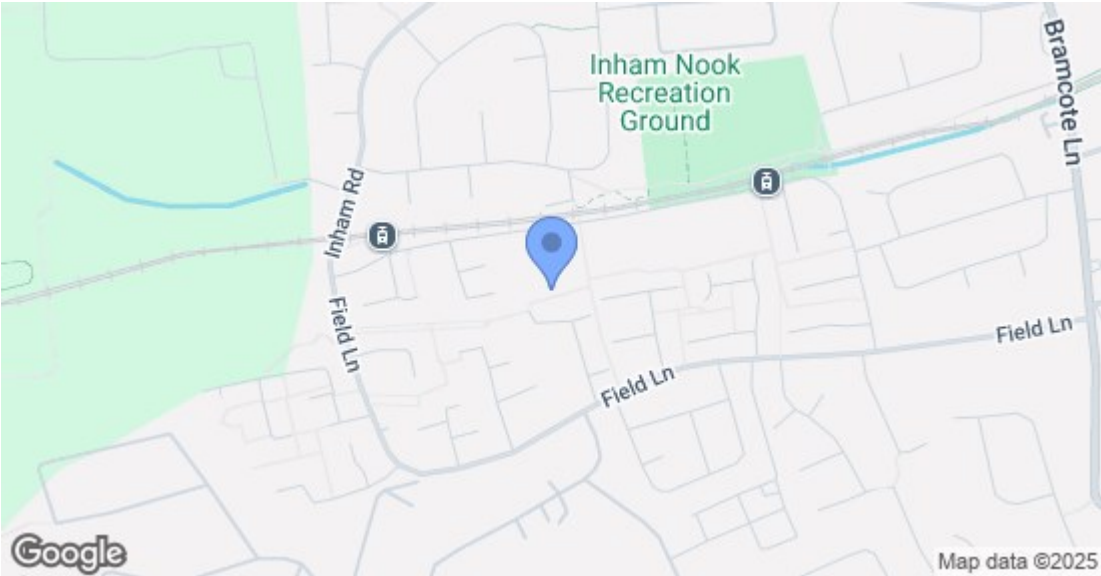
Additional Information:

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 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



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.