Robert Ellis

look no further...

Bramcote Road,
Beeston, Nottingham
NG9 1DW

£240,000 Freehold

A three bedroom semi-detached house with a driveway to the side, an enclosed rear garden and no upward chain. An ideal opportunity for a wide range of purchasers looking to put their own stamp on their next home.

Situated in a popular location within walking distance of Beeston High Street with the benefit of a variety of local amenities including shops, schools, supermarkets and restaurants. There are tram and bus links nearby providing easy access to Nottingham University, QMC and Nottingham city centre and is just a short distance from Beeston train station for journeys further afield.

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

To the front the property has mature shrubs and a driveway to the side leading to a garage. There is side access to the rear garden with a lawned space and mature shrubs.

Being offered to the market with the benefit of double glazing throughout and chain free vacant possession an early internal viewing comes highly recommended.

Entrance Hallway
A double glazed door leads through to entrance hall with wooden flooring, radiator and access to under stairs storage cupboard.

Living Room
11'11" x 12'6" (3.633 x 3.832)
Carpeted room with radiator and UPVC double glazed bay window to the front aspect.

Dining Room
11'11" x 12'6" (3.633 x 3.832)
With wooden flooring, radiator and UPVC double glazed sliding door to the rear door.

Kitchen
6'8" x 15'11" (2.045 x 4.870)
With a range of wall, base and drawer units and inset one and a half bowl sink with drainer. Space and fittings for freestanding gas oven, fridge/freezer, washing machine and dryer. Two UPVC double glazed windows to the side aspect and door to the rear garden.

First Floor Landing
With UPVCC double glazed window to the side aspect.

Bedroom One
10'8" x 14'8" (3.253 x 4.486)
Carpeted room with radiator and UPVC double glazed bay window to the front aspect.

Bedroom Two
10'8" x 11'11" (3.253 x 3.652)
Carpeted room with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Three
6'8" x 9'5" (2.053 x 2.875)
Carpeted room, with radiator, and UPVC double glazed window to the front aspect. Access to the loft hatch.

Bathroom
Incorporating a three piece suite to comprising bath with tap shower fittings, wash hand basin and WC.

Outside
To the front the property has mature shrubs and a driveway to the side leading to a garage. There is side access to the rear garden with a lawned space and mature shrubs.

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).

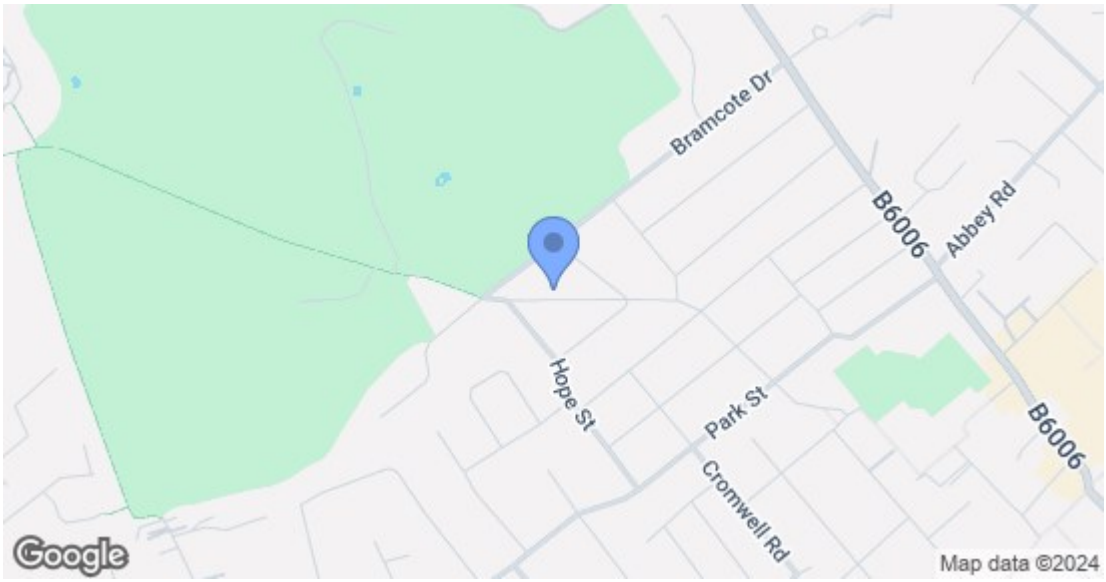
The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

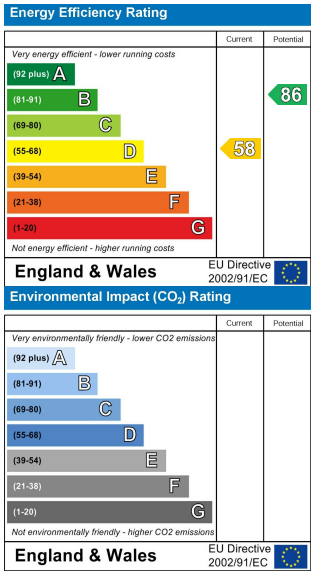
There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

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 and Reserve Rice
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.





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.

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