



Bransdale Close,  
Long Eaton, Nottingham  
NG10 3JD

**£175,000 Freehold**



A THREE BEDROOM SEMI DETACHED BUNGALOW BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

TO BE SOLD VIA AUCTION EVENT - PLEASE READ THE DETAILS WITHIN THE AUCTION PARAGRAPH.

Robert Ellis are delighted to bring to the market a spacious bungalow situated at the head of a cul-de-sac on a large plot with gardens to three sides. The property does require a degree of cosmetic upgrade and is ready for a new owner to stamp their own mark on it and would suit many buyers from a home owner looking for a project or a buy to let investor. There is also the opportunity to extend subject to necessary permissions. An early internal viewing is a must to fully appreciate everything this property has to offer.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance hall, kitchen, spacious lounge, inner hallway leading to three bedrooms and a family bathroom. Outside there is a large garden to the front and off the road parking for several cars leading to side access and a detached garage with car port which then leads to the garden which is larger than average in size.

The property is very close to the local store on the Dales Estate with Asda, Tesco and Aldi stores being found in nearby Long Eaton where there are many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton station which is just a few minutes walk away and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Entrance Hall

Front entrance door, storage cupboard and door to:

## Kitchen

15'9 × 9'5 approx (4.80m × 2.87m approx)

Wall, base and drawer units with work surface over, stainless steel sink and drainer, tiled walls and splashbacks, radiator, two UPVC double glazed windows, rear exit door, appliance space, gas cooker space, plumbing for automatic washing machine.

## Lounge

19'2 × 12'7 approx (5.84m × 3.84m approx)

UPVC double glazed window to the front, two radiators, gas fire, coving to ceiling and door to:

## Inner Lobby

Storage cupboard housing the gas central heating boiler, access to loft and doors to:

## Bedroom 1

13'1 × 9'6 approx (3.99m × 2.90m approx)

UPVC double glazed window to the front, radiator, built-in wardrobes.

## Bedroom 2

11'9 × 10'7 approx (3.58m × 3.23m approx)

UPVC double glazed window, rear exit door and radiator, built-in wardrobes, pedestal wash hand basin, tiled walls and splashbacks.

## Bedroom 3

8'8 × 7'9 approx (2.64m × 2.36m approx)

UPVC double glazed window to the side, radiator, door to storage cupboard.

## Bathroom

Panelled bath with electric shower over, low flush w.c., wash hand basin with vanity cupboard under, tiled walls and splashbacks, radiator, UPVC double glazed window to the side.

## Outside

To the front of the property there is a large garden having a circular patio area with borders having mature shrubs. There is off the road parking for several cars leading to the detached garage and car port area. The rear garden has a patio area immediate to the property that is predominantly lawned with hedged boundaries and is larger than average in size. there is also an outside tap.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. At the second mini island turn right into Dovedale Avenue, first left into Milldale Road and follow the road around where Bransdale Close can be found as a turning on the left hand side and the property identified by our for sale

board.

6970AMEC

## Council Tax

Band B - £1534

## Terms

### Auction Details:

The sale of this property will take place on the stated date by way of Timed Auction and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions' Buyers Terms.

### Auction Deposit and Fees:

The following deposits and non-refundable auctioneer's fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyer's Fee does not contribute to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation of stamp duty liability.

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.

### 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.



GROUND FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>55</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> 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.