



Bransdale Close,  
Long Eaton, Nottingham  
NG10 3JD

**£165,000 Freehold**



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

Being sold in partnership via SDL auctions, with a live auction event on the 20th December 2022.

All interested parties are to register to view with Robert Ellis, and then register to be able to bid via SDL. A link with this information is provided within the details.

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 x 9'5 approx (4.80m x 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 x 12'7 approx (5.84m x 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 x 9'6 approx (3.99m x 2.90m approx)

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

## Bedroom 2

11'9 x 10'7 approx (3.58m x 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 x 7'9 approx (2.64m x 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

## Auction Information

The sale of this property will take place on the stated date by way of Auction Event 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.

## Register To Bid

## SDL Auction Link

## Auction Method

The auction for this property will take place as an "Auction Event" behind closed doors with a live auctioneer and will be streamed online in real-time. The property will be sold alongside several other lots. Bids must be placed remotely - please see the below section on "Registration Process". The auction can be watched in real-time on the auction date on our home page: <https://www.sdlauctions.co.uk/>

The auction date applicable for the property is displayed on this page. It is not possible to provide a precise timeslot when this property will be auctioned on the day, because there are other lots being sold.

You are required to undertake identity checks before you can be authorised to bid. You must also provide your payment details. If you do not provide this information, your registration will not be processed.

When you place your bid, you are deemed to have agreed to SDL Property Auctions' Buyers Terms (England & Wales).

## Auction Type – Unconditional with Variable Fee

If you are the highest bidder, you must exchange legally binding contracts for the sale when the auction for the property comes to an end. You must then pay the applicable fees and deposit. You must complete the sale within 15 business days unless the Special Conditions of Sale contained within the Legal Pack state otherwise.

## Auction Fees

The following non-refundable fees apply:

Buyer's Fee- payable on exchange of contracts. This is calculated as a percentage of the actual purchase price of the property. Either:

(a) 4.8% (including VAT) of the purchase price, for properties up to and including £250,000

(b) 3.6% (including VAT) of the purchase price for properties sold for over £250,000

The Buyer's Fee is subject always to a minimum of £6,000 (including VAT). The Buyer's Fee does not contribute to the purchase price.

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 Special Conditions carefully before bidding. Any additional fees are included at the seller's discretion, not on the instruction of SDL Property Auctions, and will be in addition to any fees payable to us. SDL Property Auctions has limited control over the content of the Special Conditions of Sale.

## Deposit

On exchange of contracts, you must pay a non-refundable deposit equal to 5% of the actual purchase price of the property, subject to a minimum of £5,000. The deposit contributes towards the purchase price.

## Payment Method:

Applicable fees/deposit must be paid immediately after a winning bid has been placed. We do not accept payment by cash or cheque. Prior to the auction, we will email you to register your card details with our third-party provider, Stripe. Your card details will be stored on their secure online payment platform. Payment will only be taken from you in the event of a winning bid. In this case, you will be contacted by one of our representatives to make payment. If we cannot make contact with you within 24 hours after the auction ends, we reserve the right to charge your card if you do not respond to this email.

## Legal Pack

Before bidding, you must view the legal pack for the property. This is the collection of legal documents that apply to the sale. The documents will include but are not limited to: Special Conditions of Sale, title documents from the Land Registry and Energy Performance Certificate.

The legal pack can be viewed against the property details, where there is a sub-heading "Legal Packs". Follow this link, and you will then be directed to create an account with Auction Passport to view the documents.

The legal pack can change at any time up until the auction starts so you must check for the most recent version of the legal pack. An addendum may be issued outlining any late changes. At the point of placing your bid, you are deemed to have read the legal pack in its entirety, including any changes. Failure to check for changes to the legal pack will not be a valid reason for withdrawing from the sale.

It is strongly recommended that you instruct a qualified professional to review the legal pack and raise any necessary enquiries before bidding.

## Special Conditions of Sale

The property is sold subject to any Special Conditions of Sale. These are contractual conditions that are included by the seller of the property – they are not part of SDL Property Auctions' terms and conditions. The Special Conditions of Sale are legally binding. You are taken to have read and accepted these at the point of bidding, even if you have not done so. The Special Conditions of Sale are available to read in the legal pack.

## Energy Performance Certificate

The EPC for this property can be viewed in full at the top of this page or in the legal pack.

## Registration Process:

To register to bid on the property, you must submit your remote bid here: <https://www.sdlauctions.co.uk/remote-telephone-proxy-bidding/>. There is also a link to register on the property details page, where you will also be able to find the lot number for the property. Prospective buyers must register no later than 12pm the day before the auction date. If you register after the cut off, it cannot be guaranteed that your registration will be processed.

## 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) A			85
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<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.