



Birchwood Avenue,  
Long Eaton, Nottingham  
NG10 3NE

**Price Guide £120,000**  
**Freehold**



## TWO 1 BEDROOM FLATS, IDEAL FOR THE INVESTOR.

Robert Ellis are delighted to bring to the market this fantastic investment opportunity which was originally a three bedroom mid terrace property and has now been converted into two flats, the ground floor flat previously achieving £500 pcm and the first floor flat achieving £450 pcm. With a general upgrade programme, this would be a great investment and buy to let opportunity, or could be reinstated as a family home and let out for a good income. Positioned conveniently for the Long Eaton train station and having great access to road networks such as the A52 and M1 along with easy access to Long Eaton town centre with a range of amenities.

The property is constructed of brick to the external elevation all under a pitched tiled roof and has a single storey extension to the rear and benefits from gas central heating and double glazing throughout and in brief the accommodation comprises of a hallway providing access to the first flat with a lounge/bedroom, kitchen, understairs storage cupboard, bathroom and separate w.c. To the rear the extension can be used as a bedroom or dining room. The first floor gives access to the second flat which has a lounge, bedroom, kitchen and shower room. There is a front courtyard and the rear garden is of a generous size with a lawn and patio area. We envisage this property being a great investment opportunity and encourage an early bird viewing to secure this delightful opportunity.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there is a Sainsbury's convenience store on Tamworth Road, schools for all ages are within easy reach of the house, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the transport links include junctions 24 and 25 of the M1, Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Hallway

Providing access to the flats. Secure door to each flat.

## Flat 1

### Lounge

12'6 x 11' approx (3.81m x 3.35m approx)

Double glazed window to the front, electric fireplace with surround and radiator.

### Kitchen

10'4 x 8'4 approx (3.15m x 2.54m approx)

Wall and base units, stainless steel sink and drainer, space for a range of appliances and access to the understairs storage cupboard, tiled flooring.

### Bathroom

5'8 x 4'1 approx (1.73m x 1.24m approx)

Panelled bath with electric shower over, pedestal wash hand basin, window to the side, tiled floor and walls.

### Separate w.c.

4'3 x 2'11 approx (1.30m x 0.89m approx)

Window to the rear and low flush w.c.

### Bedroom/Dining Room

UPVC double glazed window to the rear, radiator, door to the garden.

## Flat 2

### First Floor Landing

With doors to:

### Lounge

12'6 x 9'9 approx (3.81m x 2.97m approx)

UPVC double glazed window to the front, overstairs storage cupboard housing the boiler.

### Kitchen

7' x 4'9 approx (2.13m x 1.45m approx)

Wall and base units with work surface over, stainless steel sink and drainer, space for appliances, window to the rear.

### Bedroom

9'7 x 8'11 approx (2.92m x 2.72m approx)

UPVC double glazed window to the rear.

### Shower Room

7' x 3'6 approx (2.13m x 1.07m approx)

Shower cubicle, pedestal wash hand basin, low flush w.c., extractor fan and tiled walls.

### Outside

To the front there is a courtyard and to the rear there is a spacious lawn with a patio area.

### Directions

Proceed out of Long Eaton along Tamworth Road and after the canal bridge Birchwood Avenue can be found as a turning on the right hand side.  
6922AMLT

### Terms

#### Auction Method:

The auction for this property will be conducted online through our online-bidding platform. This is a "Timed Auction", so there are no other lots being sold alongside this property.

The timeslot for the auction is displayed on SDL Property Auctions' website. To view this, search for the property on their website. Then click onto the property to view the property details. The time remaining to bid and end date of the auction is displayed on the page.

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) which are available on SDL Property Auctions website.

#### 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 and will be considered as part of the chargeable consideration for the property in the calculation of stamp duty liability.

#### 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:

When you register to bid, you will be prompted to provide your payment details to SDL Property Auctions. In the event that you are the winning bidder, your card will automatically be charged a proportion of the Buyer's Fee & Deposit. The payment will be calculated based on the guide price of the property, in line with the fee scale described above. Where the actual purchase price is higher than the guide price, you will be required to pay the difference immediately after the end of the auction, which can be paid by debit card or bank transfer. Payment by cash or cheque will not be accepted.

Example: You win the bid on a property with a guide price of £150,000, but the actual purchase price is £170,000. At this point your bid is successful you will be charged as follows:

Buyer's Fee of £7,200- 4.8% of guide price

Deposit of £7,500- 5% of the guide price

As the actual purchase price amounted to £170,000, after the auction, you will be required to pay the following additional amounts on top of the initial payment:

£960 for Buyer's Fee shortfall (£8160 due as 4.8% of actual purchase price)

£1,000 for Deposit shortfall (£8500 due as 5% of actual purchase price)

#### 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.

To view the legal pack, first search for the property on SDL Property Auctions' website and click onto the property to view the property details. There will be a sub-heading "Legal Documents". Underneath this, you will be prompted to "Log in to view the legal documents". Follow this link, 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. 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.

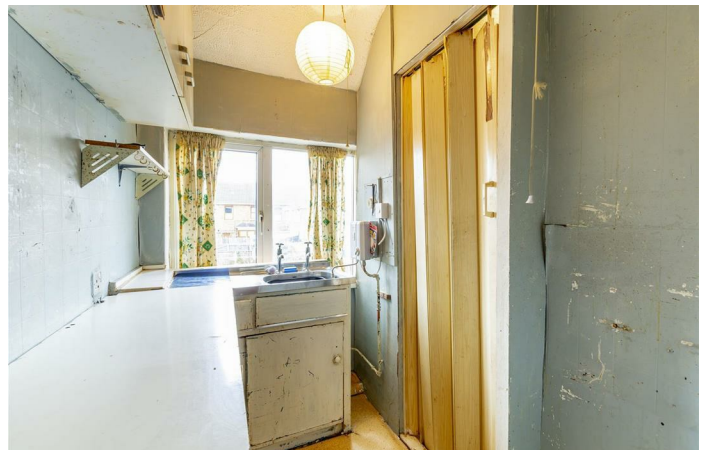
It is strongly recommended that you instruct a qualified professional to review the legal pack and raise any necessary enquiries before bidding.

#### 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.

#### Registration Process:

To register to bid on the property, search for the lot on SDL Property Auctions website. Click onto the property, follow the link to "Log in/register to bid", and you will then be directed to create an account with the online-bidding platform provider, EIG.





Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metrage 5.0.0.2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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.