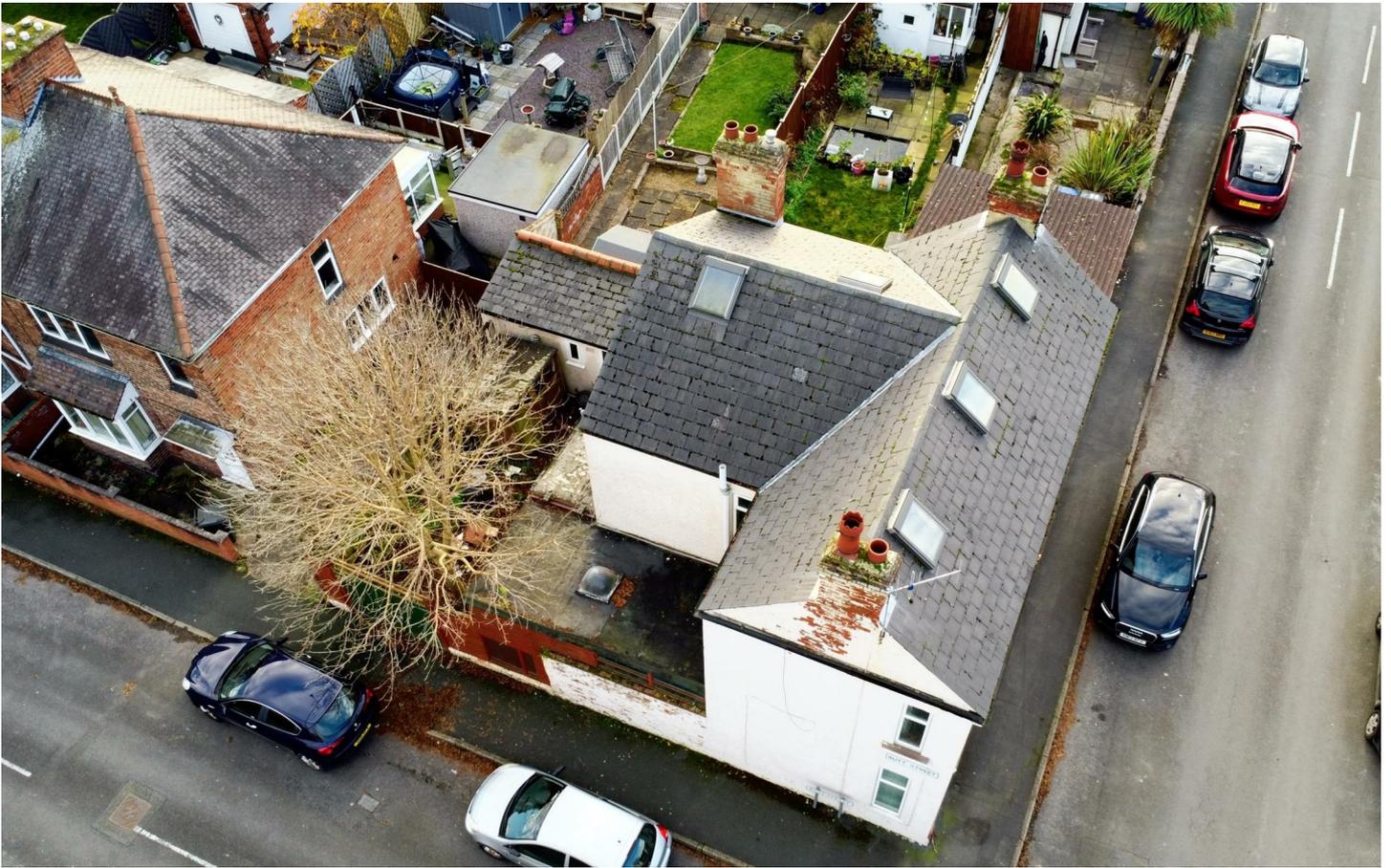




Brooke Street,
Sandiacre, Nottingham
NG10 5JB

Price Guide £125-150,000
Freehold



THIS IS A DOUBLE FRONTED DETACHED, THREE DOUBLE BEDROOM HOUSE BEING SOLD BY AN SDL AUCTION ON 31ST JANUARY 2024.

Being situated on Brooke Street, this structurally detached property is in need of a general updating programme as people will see when they view. The property is well placed for good access to the local amenities and facilities provided by the area and to excellent transport links including J25 of the M1.

The property is constructed of brick under a pitched tiled roof and the accommodation benefits from gas central heating and double glazing. The house includes an enclosed porch, hall, lounge, separate dining room, breakfast kitchen, rear hall which leads to the cellar, utility room and a ground floor shower room/w.c. To the first floor the landing leads to the three double bedrooms, a store room and bathroom. From the landing there are ladders leading to a boarded and panelled loft with skylight windows which we are sure could be converted into further accommodation. Outside there is off road parking and a courtyard garden to the rear.

The property is within easy reach of local shops, schools for all ages, healthcare and sports facilities and as well as J25 of the M1, the transport links include East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Composite front door leading through an enclosed porch to:

Reception Hall

Stairs to the first floor and doors with inset glazed panels to the two reception rooms.

Lounge

13' x 12' approx (3.96m x 3.66m approx)

Double glazed windows to the front and side, range of fitted cupboards and a radiator.

Dining Room

12'10" x 12' max approx (3.91m x 3.66m max approx)

Double glazed window to the front, radiator, fitted cupboards and display cabinets.

Breakfast Kitchen

11' x 10'10" approx (3.35m x 3.30m approx)

The kitchen is basically fitted with wooden finished units and has ranges of wall and base cupboards and integrated cooking appliances.

Rear Hall

The rear hall leads to the cellar which has shelving and quarry tiled flooring.

Utility Room

11' x 5' approx (3.35m x 1.52m approx)

Shower Room

Having a corner shower, low flush w.c. and pedestal wash hand basin.

First Floor Landing

Double glazed window to the rear, hatch with ladder to the loft which has flooring, boarding to the walls and ceiling and skylight windows, balustrade to the landing and wood panelled doors to:

Bedroom 1

11' x 10'10" approx (3.35m x 3.30m approx)

Double glazed window to the rear, range of wardrobes and a radiator.

Bedroom 2

13' x 11' approx (3.96m x 3.35m approx)

Double glazed windows to the front, range of fitted wardrobes and a radiator.

Bedroom 3

12' x 10' approx (3.66m x 3.05m approx)

Two double glazed windows to the front and side, built-in cupboard and a radiator.

Store Room

8' x 4'6" approx (2.44m x 1.37m approx)

Window to the front.

Bathroom

The bathroom is half tiled and has an avocado coloured suite including a bath, hand basin and low flush w.c. and an opaque double glazed window.

Outside

At the rear of the property there is off road parking and a courtyard garden where there is a shed.

Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Follow the road to the end and turn right onto Longmoor Lane and at the traffic lights turn left onto Derby Road and Brooke Street can be found as a turning on the right.

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Auction Details

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. 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)

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

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.

SDL Link

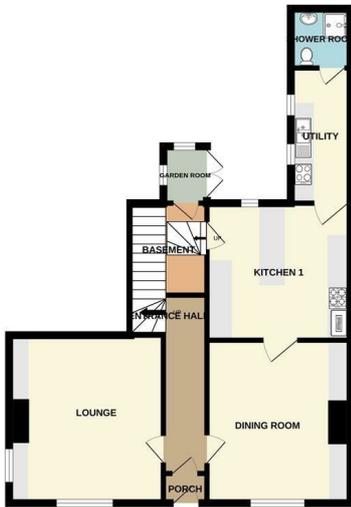
<https://www.sdlauctions.co.uk/property/1019401/redirect/>

Council Tax

Erewash Borough Council Band C



GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.

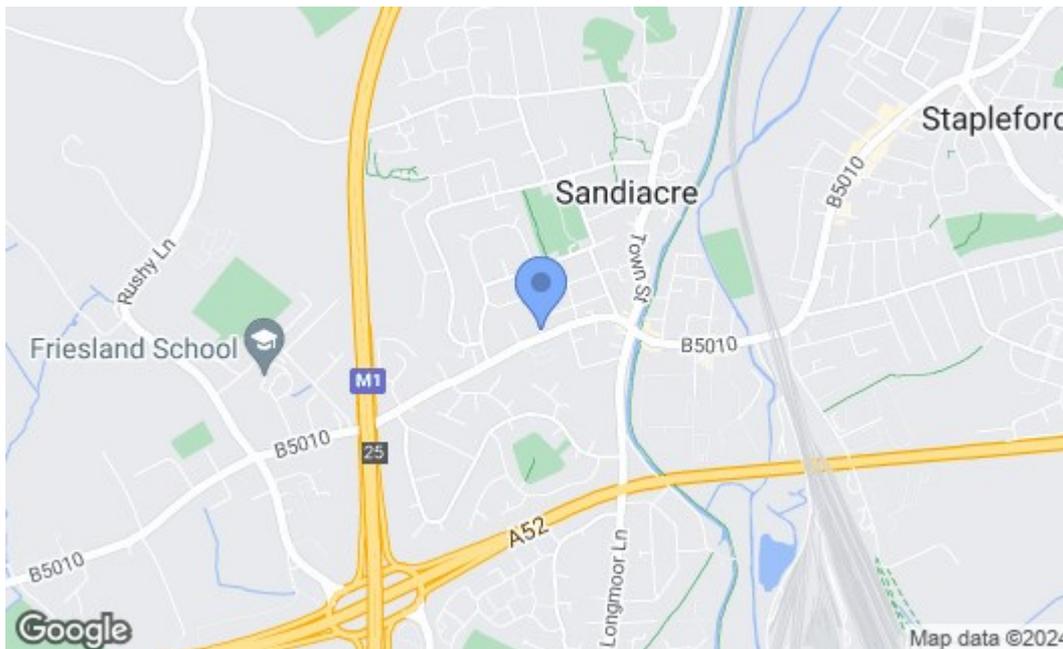


1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA - 1039 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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.