



236 Nottingham Road  
Ilkeston, Derbyshire DE7 5AJ  
**Guide Price £45,000 Freehold**



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FOR SALE BY AUCTION - 23RD OCTOBER 2024.

GUIDE PRICE £45,000 - £60,000.

A bay fronted, two bedroom, two reception room terraced house offered for sale with NO UPWARD CHAIN. In need of modernisation and improvement throughout. Gas heating, two ground floor reception rooms, two first floor double bedrooms, enclosed garden space to the rear. The property is situated on Nottingham Road in Ilkeston, offering easy access to the shops and services in the town centre. There is also easy access to good schooling, healthcare needs and transport links. We recommend an internal viewing.



## AUCTION DETAILS

### 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 & 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.

## REGISTER TO BID

<https://www.sdlauctions.co.uk/remote-telephone-proxy-bidding/>

## LOUNGE

12'11" max x 11'6" (3.96 max x 3.52)

Glazed bay window to the front, radiator, decorative coving, tiled fireplace incorporating three bar gas fire, meter cupboard area. Door to inner lobby.

## INNER LOBBY

2'10" x 2'8" (0.88 x 0.83)

Understairs storage cupboard with shelving. Archway to dining room.

## DINING ROOM

11'6" x 11'6" (3.51 x 3.52)

Window to the rear, radiator, coving, tiled fireplace incorporating gas fire. Door and staircase rising to the first floor. Wall light points and archway to the kitchen.

## KITCHEN

8'8" x 7'4" (2.66 x 2.24)

Fitted base storage cupboard with single sink and draining board over, space for cooker, fridge/freezer, plumbing for washing machine, window to the side, panel and glazed door to the outside. Tiled floor, radiator, wall mounted gas boiler (for central heating). Door to bathroom.

## BATHROOM

6'11" x 5'1" (2.11 x 1.55)

Three piece suite comprising "P" shaped bath with glass shower screen, mixer tap and handheld shower attachment over, wash hand basin with mixer tap, push flush WC. Fully tiled walls and floor, ladder towel radiator, window to the side.

## FIRST FLOOR LANDING

Doors to both bedrooms.

## FRONT BEDROOM

11'8" x 11'7" (3.57 x 3.55)

Window to the front, radiator, fitted wardrobe.

## REAR BEDROOM

11'7" x 11'2" (3.54 x 3.41)

Window to the rear, radiator, decorative original fireplace, useful overstairs storage cupboard which also houses access to the loft space.

## OUTSIDE

To the front of the property there is a dwarf brick boundary wall, pedestrian gate and pathway leading to the front entrance door.

## TO THE REAR

The rear garden is split into various sections with an initial courtyard area offering access to a garden shed. There are then steps leading up to the second part of the garden to which there is a greenhouse and a further shed to the foot of the plot. To the rear of the garden there is gated access to the neighbouring road to the back where on-street parking (non-allocated) can be found.

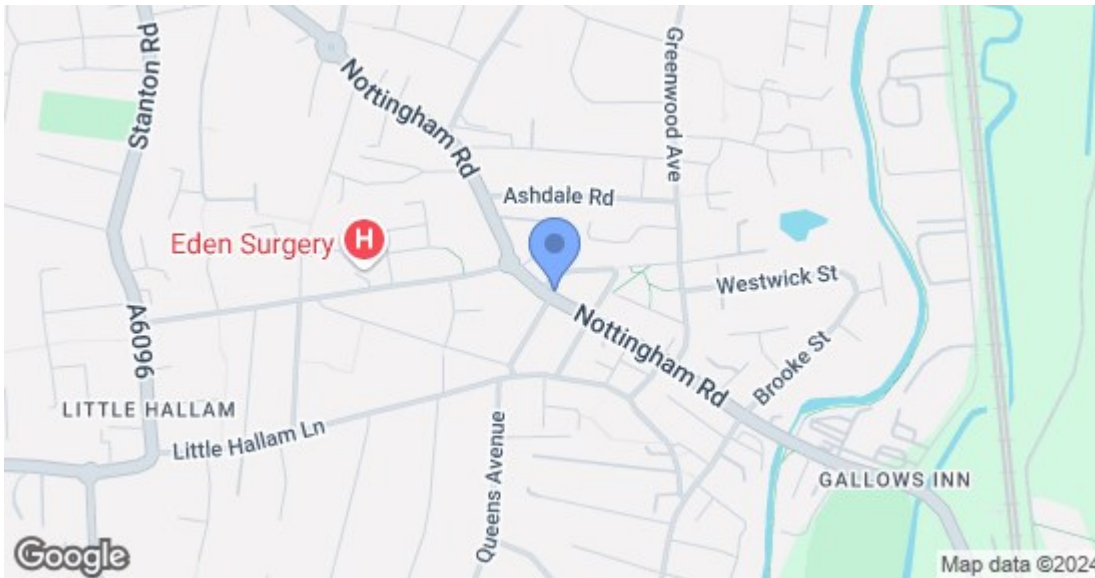
## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, veer left onto Pasture Road and proceed in the direction of Trowell. At the mini roundabout, veer left onto Trowell Road and continue in the direction of the garden centre. At the "T" junction adjacent to St Helens Church, veer left onto Ilkeston Road Trowell and continue to the bend in the road to the left onto Nottingham Road Ilkeston. Continue up the hill and the property can be found on the right hand side, identified by our For Sale board. Ref: 8812NH





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			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.