Robert Ellis

look no further. . .

Grange Estate
Cossall, Nottingham NG16 2SL

AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE.

By Auction £230,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

TO BE SOLD BY UNCONDTIONAL PUBLIC AUCTION ON 29TH FEBRUARY 2024

TUCKED AWAY FROM THE HUSTLE AND BUSTLE OF EVERYDAY LIFE IN THIS SEMI RURAL LOCATION CAN BE FOUND THIS EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY.

Extended and partly refurbished with modern kitchen open to a family room, master bedroom with en-suite shower room, double glazed windows and gas fired central heating served from a modern combination boiler. The property offers great potential for the incoming purchaser to make their own mark on it, particularly to the gardens which offer a blank canvas.

The accommodation currently comprises entrance hall, lounge with feature fireplace and partially vaulted ceiling, modern fully fitted kitchen open to a family room with a sun lounge beyond. To the first floor, the landing provides access to three bedrooms (the master with a modern en-suite shower room). There is another room to the first floor which requires refurbishment and will make a great family bathroom or potential fourth bedroom.

The property benefits from a secure courtyard with electric video and remote controlled gates, parking for several vehicles, an integral single garage, further drive and vehicle hard standing, and there are wraparound grounds to the side and rear of the property which are not currently landscaped and offer great potential for the incoming purchaser to put their own mark on it.

Situated on the outskirts of Cossall village, a picturesque semi-rural village on the borders of Nottinghamshire and Derbyshire., Cossall is ideally placed close to the neighbouring towns of Ilkeston and Stapleford, with relative ease of access to Junctions 25 or 26 of the M1 motorway and Nottingham city centre.

A rare find, we recommend viewing the property to fully appreciate the size and future potential on offer.

ENTRANCE HALL
Composite front entrance door, stairs to the first floor, radiator, door to garage and to lounge.

LOUNGE
17'2" x 10'2" increasing to 12'0" (5.25 x 3.10 increasing to 3.66)
Inglenook style fireplace with inset cast iron log burner, ceiling mounted integrated speakers, radiator, partial vaulted ceiling with Velux rooflights, double glazed windows to the front.

DINING KITCHEN
25'10" x 12'1" x 10'10" (overall) (7.88 x 3.69 x 3.32 (overall))
The kitchen area comprises a modern fitted range of wall, base and drawer units with wood blockwork work surfacing and inset ceramic sink unit. Built-in electric double oven, induction hob, coffee machine, wine cooler and dishwasher. Plumbing and space for washing machine. Double glazed window and open to family room which has feature period-style radiator, double glazed window to the side and rear elevations. Built-in ceiling mounted speakers.

SUN LOUNGE
10'0" x 15'10" (3.07 x 4.84)
Radiator, sealed unit double glazed windows and French door opening to the rear garden.

FIRST FLOOR LANDING
Doors to bedrooms

BEDROOM ONE
11'5" x 11'10" increasing to 15'0" (to alcove) (3.50 x 3.62 increasing to 4.59 (to alcove))
Alcove with deep overstairs store cupboard and fitted cupboard housing gas combination boiler (for central heating and hot water), radiator, double glazed window to the front and door to en-suite.

EN-SUITE
Providing a contemporary wet room style with wash hand basin with vanity unit, low flush WC and shower area with rain head shower rose and mixer shower attachment. Tiling to walls and floor, heated towel rail.

BEDROOM TWO
15'0" x 8'3" (4.58 x 2.54)
Radiator, double glazed window to the rear.

BEDROOM THREE
10'1" x 9'10" (3.08 x 3.02)
Radiator, double glazed window to the side.

POTENTIAL BATHROOM
12'5" x 9'10" (3.80 x 3)
This room require refurbishment and has potential for family bathroom or possible fourth bedroom. Dormer window to the side elevation.

OUTSIDE
To the front there is a walled and fenced secure forecourt with electric video remote controlled gates opening to the forecourt which provides parking for several vehicles. There is also a secure pedestrian gate. Additional drive and hard standing area can be found to the far side.

Wraparound grounds to the side and rear elevations which are not landscaped and offer a blank canvas.

DIRECTIONAL NOTE
From Nottingham Road, Trowell, proceed towards Cossall village on Cossall Road. As you approach the village, do not turn left until the village itself. Turn right onto Robinettes Lane and continue along the road looking for and turning left onto Grange Estate where the property can be found on the right hand side

TO BE SOLD BY UNCONDITIONAL AUCTION
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.

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:

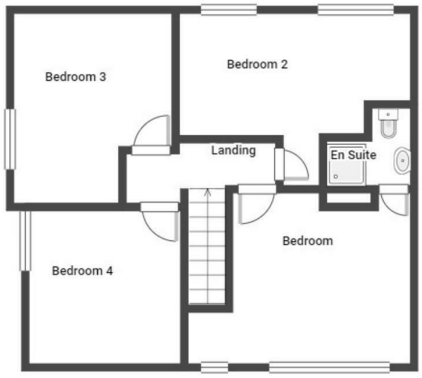
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions' home page.

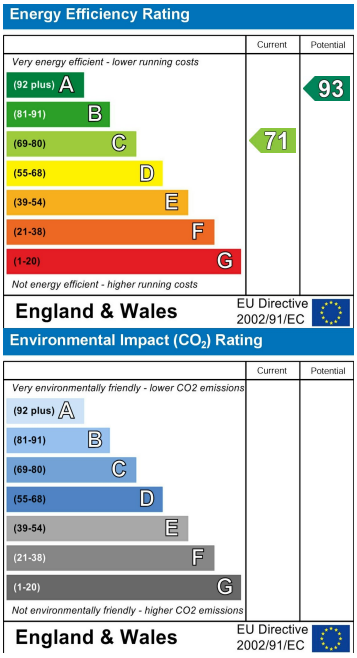
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack.

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.

PHOTOGRAPHS
The photohrpahs were taken in 2022 and are for guidance only. Since the images have been taken the property is now vacant.





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044