

Robert Ellis

look no further...



Antill Street
Stapleford, Nottingham NG9 7FT

By Auction £59,500 Freehold

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For sale by Auction on 28 May 2026.

A traditional mid terraced property requiring modernisation and refurbishment. Offering huge potential to add significant value once renovated.

We are selling this property with vacant possession as the previous tenant of over 50 years has now vacated.

Comprising in brief a lounge, kitchen and a bathroom downstairs, the first floor has 2 bedrooms with an extra study/dressing room which has the potential to be converted to a third bedroom. Externally there is a rear garden.

Locally there is a wide range of shops and local amenities, close by are good transport links to the centre of Nottingham and beyond.



Lounge

12'0" x 12'0" (3.65m x 3.65m)

Window and door to the front.

Kitchen/Diner

13'2" x 12'0" (4.01m x 3.65m)

Wall and base units, with sink and space for oven Window to the rear. A rear lobby leads out to the garden, and gives access to the bathroom.

Bathroom

7'3" x 5'9" (2.21m x 1.75m)

Three piece suite with window.

Bedroom 1

12'0" x 12'0" (3.65m x 3.65m)

Window to the front

Bedroom 2

13'2" x 12'0" (4.01m x 3.65m)

Window to the rear and door to Bedroom 3

Bedroom 3

9'0" x 7'3" (2.75m x 2.21m)

Bedroom 3 is a smaller room suitable for a single bed or as a study. Window to the rear.

Rear Garden

The rear garden is a combination of a paved patio area and a lawn bordered by fencing. It provides an outdoor space in need of some TLC.

Auction Terms

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

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.

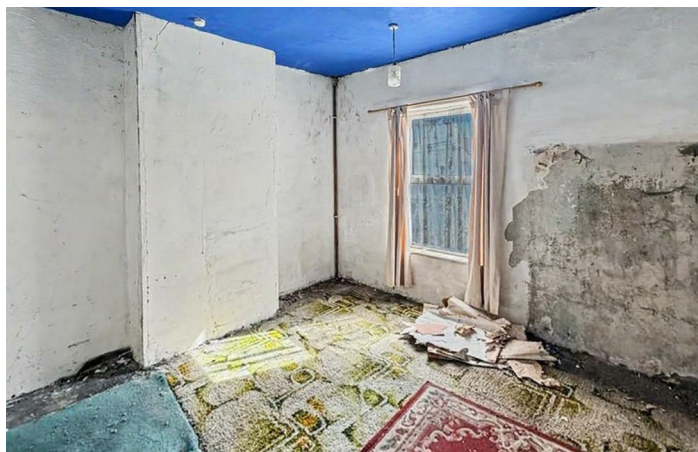
Additional Information

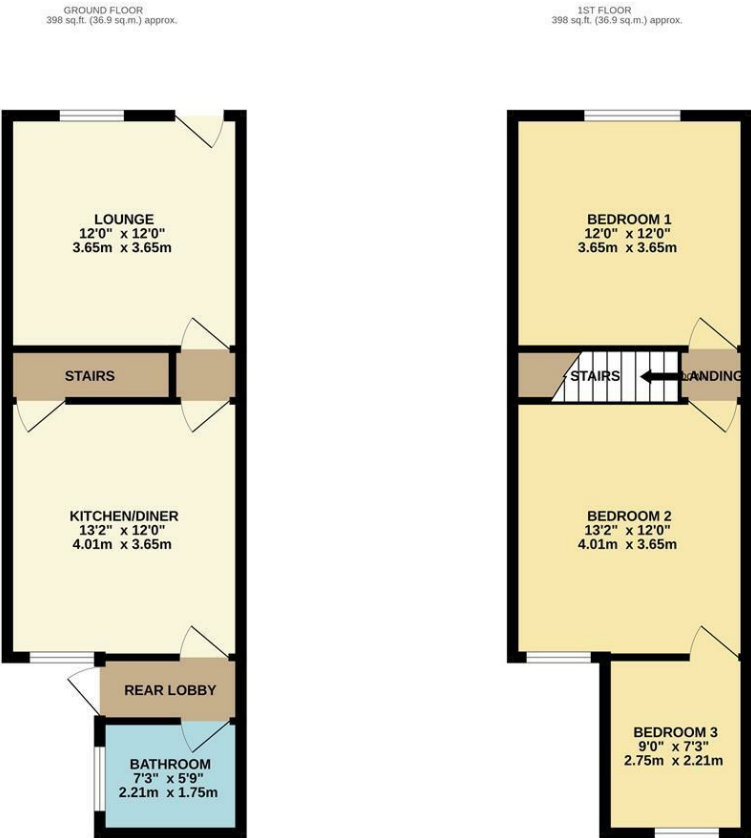
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

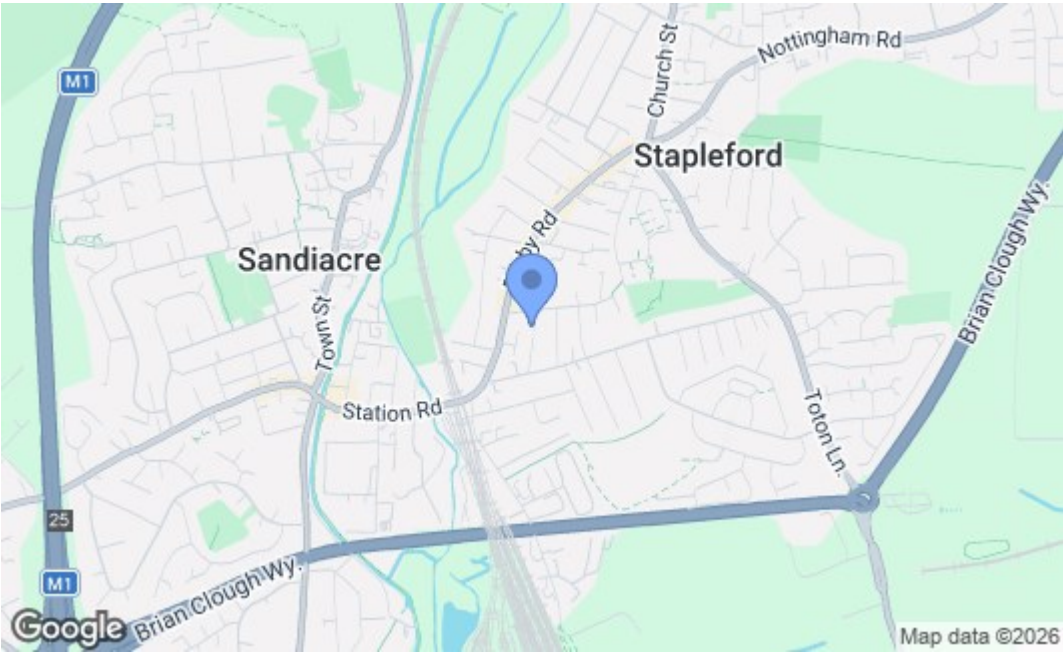
Guide Price & Reserve Price

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.





TOTAL FLOOR AREA: 795 sq.ft. (73.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures 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		86
(69-80) C	69	
(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.