Robert Ellis

look no further. . .

Third Avenue
Ilkeston, DE7 5FR

A THREE BEDROOM TERRACED HOUSE
TO BE SOLD VIA AUCTION WITH TENANT
IN SITU.

By Auction £75,000 Freehold

12 Third Avenue - Ilkeston

A three bedroom terraced house, sold with a long term 15 year plus tenant in situ currently paying £750pcm / ££9,000 per year.

With gas central heating, double glazing and accommodation over three floors.

Small courtyard to the front and rear being situated tucked away from the main road.

Within walking distance of Ilkeston Town Centre.

Accommodation comprises -

Dining room, living room, kitchen, lobby and bathroom to the ground floor.

The first floor then offers two bedrooms with access up to the top floor bedroom.

The property is being sold as a going concern with a tenant in situ and is an investment opportunity.

DINING ROOM
LIVING ROOM
KITCHEN
LOBBY
BATHROOM
FIRST FLOOR LANDINF
BEDROOM 1
BEDROOM 2
TOP FLOOR BEDROOM

AUCTION DETAILS

THE PROPERTY IS TO BE SOLD VIA AUCTION WITH TENANT IN SITU.

FOR MORE DETAILS CONTACT THE AUCTION COMPANY ON THE LEGAL PACK AND INFORMATION RELATING TO THE SALE.

dditional Information:
Construction Material: Standard brick. Heating: Boiler and radiators, mains gas. Coverage: Broadband - Standard, Ultrafast and Superfast is available in this location. Mobile signal - O2, EE and Vodafone show as high in this area, and Three as medium. Satellite and Cable - BT, Sky and Virgin show as available in this area.

Note
Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

Draft Sales Details
These sales details are awaiting vendor approval.

Tenure:
Freehold. Subject to tenancy.

Utilities Information
Heating Supply: Gas Central, Double Glazing
Electric Supply: Mains Supply
Water Supply: Mains Supply
Sewerage Arrangements: Mains Supply
Parking Arrangements
On Street

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.

DINING ROOM

INNER LOBBY

LIVING ROOM

KITCHEN

REAR LOBBY

GROUND FLOOR BATHROOM

FIRST FLOOR LANDING

BEDROOM 1

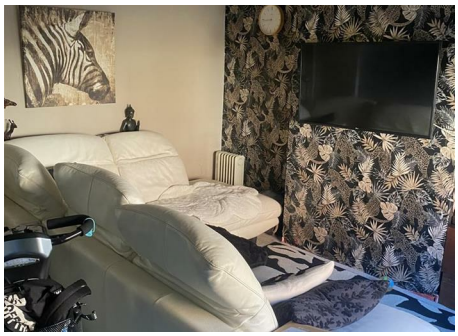
BEDROOM 2

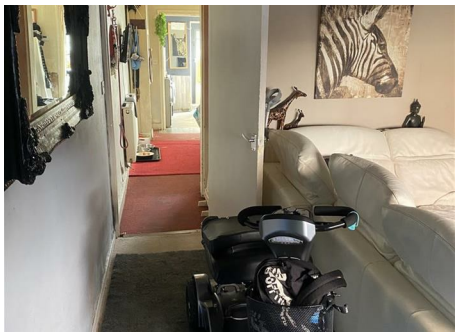
SECOND FLOOR

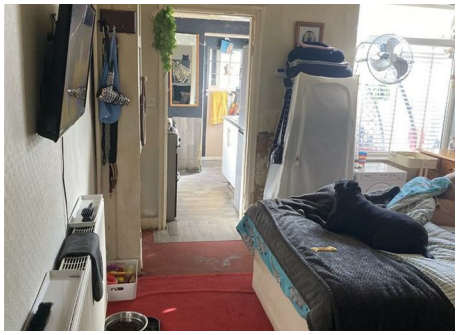
TOP FLOOR BEDROOM

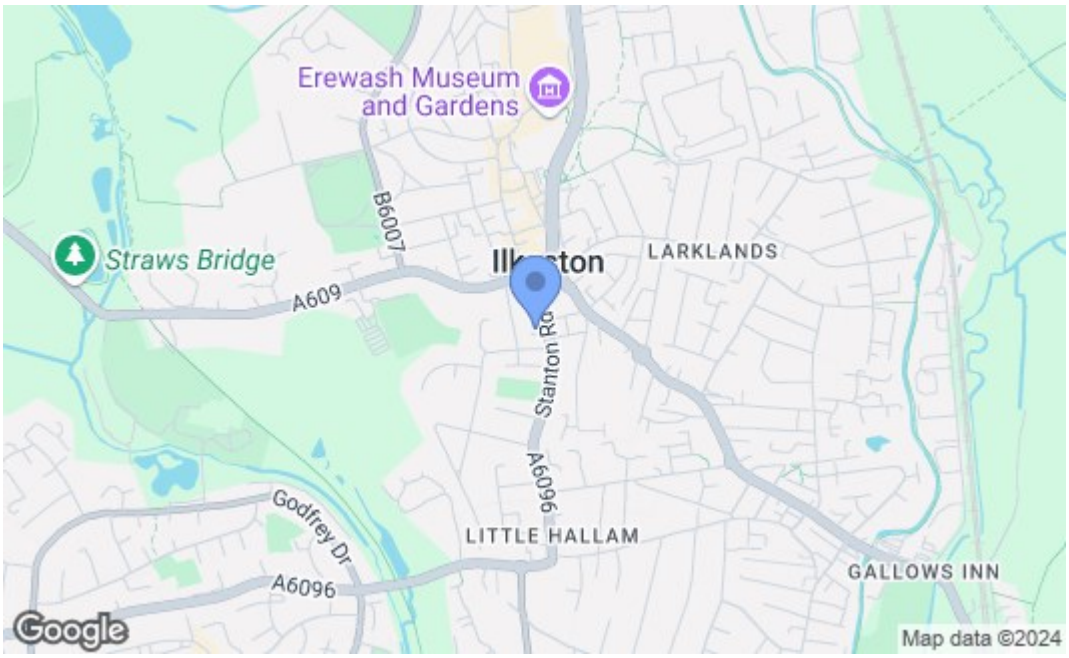
OUTSIDE

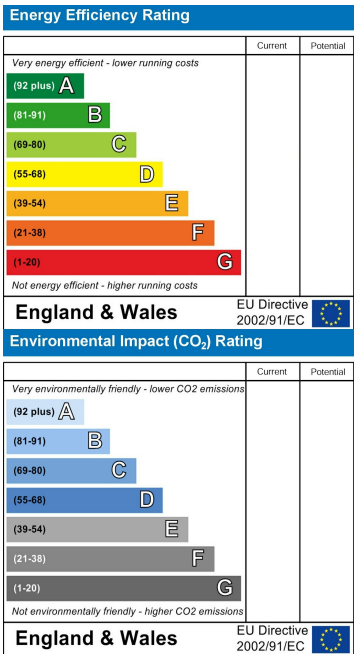
DIRECTIONS











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