



**Pinfold Lane
Stapleford, Nottingham NG9 8DL**

Guide Price £75,000 Freehold

A TRADITIONAL BAY FRONTED THREE
BEDROOM SEMI DETACHED HOUSE IN
NEED OF TOTAL RENOVATION
THROUGHOUT. OFFERED FOR SALE WITH
NO UPWARD CHAIN.



SOLD VIA AUCTION - THURSDAY 26TH FEBRUARY FROM 9AM.

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE IN NEED OF TOTAL RENOVATION THROUGHOUT. OFFERED FOR SALE WITH NO UPWARD CHAIN. THE PROPERTY IS A PRIME EXAMPLE OF A "SOLD AS SEEN" PROPERTY WHERE NO ASSURANCES OR GUARANTEES CAN BE OFFERED WITH REGARDS TO ELEMENTS SUCH AS THE ELECTRICS OR HEATING/PLUMBING.

The property is situated close to Stapleford town centre, as well as amenities such as Aldi supermarket and schooling for all ages. There is also easy access to great transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the electric tram terminus situated at Bardills roundabout.

With accommodation arranged over two floors, the ground floor comprises open porch, entrance hall, bay fronted living room, dining room and kitchen with pantry. The first floor landing provides access to three bedrooms and a bathroom.

Due to the location, upon completion of the renovations, the property would make an ideal family home or first time buy. Off-street parking is provided by a generous driveway and there is an enclosed garden space with detached garage to the rear.

We highly recommend an internal viewing for those looking to turn their hand to a renovation project in the area. For more information, contact Robert Ellis on (0115) 9490044.



OPEN PORCH

Set within a decorative exposed brick archway with panel and glazed central door leading through to the hallway.

ENTRANCE HALL

14'3" x 6'1" (4.35 x 1.87)

Central Georgian-style panel and glazed door with stained glass windows to either side of the door, staircase rising to the first floor, radiator, doors to both reception rooms and kitchen.

LIVING ROOM

14'11" into bay x 11'2" (4.55 into bay x 3.42)

Bay window to the front, radiator, central chimney breast incorporating three bar electric fire, electric meter.

DINING ROOM

14'0" x 11'6" (4.28 x 3.51)

Window to the rear, radiator, central chimney breast incorporating provision for gas fire.

KITCHEN

9'10" x 6'6" (3.00 x 2.00)

Comprising a range of base storage cupboards with single sink and draining board, space for kitchen appliances, plumbing for washing machine, windows to the side and rear, panel exit door to the garden, radiator, tiled floor, wall mounted "Worcester" gas fired combination boiler for central heating and hot water purposes (no assurances can be given to it's working condition), opening through to the understairs pantry with window to the side, gas meter, shelving.

FIRST FLOOR LANDING

Window to the side, doors to all bedrooms and bathroom.

BEDROOM ONE

12'4" x 10'2" (3.77 x 3.11)

Double glazed window to the front, radiator, range of fitted wardrobes and overhead storage cupboards to one wall.

BEDROOM TWO

13'5" x 11'5" (4.11 x 3.48)

Window to the rear, radiator, range of fitted wardrobes with overhead storage cupboards.

BEDROOM THREE

9'4" x 6'1" (2.87 x 1.86)

Window to the front, radiator.

BATHROOM

8'5" x 6'6" (2.59 x 2.00)

Three piece suite comprising bath with mixer tap, wash hand basin, low flush WC. Tiling to dado height, radiator, wall mounted bathroom cabinet, window to the rear, loft access point, bathroom storage cupboard.

OUTSIDE

The property is set well back from the road with a lowered kerb entry point providing a driveway for off-street parking for 2/3 vehicles. There is a lawn, picket fencing and brick wall to the boundary line. The driveway continues down the right hand side of the property through a pedestrian gate providing access to the rear garden and detached garage. The rear garden is enclosed and in need of renovation and landscaping as it is relatively overgrown, backing onto the local field. There are brick outbuildings and access to the garage.

GARAGE

Larger than a single with up and over door to the front and window to the side.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Take a right hand turn onto Pinfold Lane where the property can be found a little further along, set back from the road on the left hand side.

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

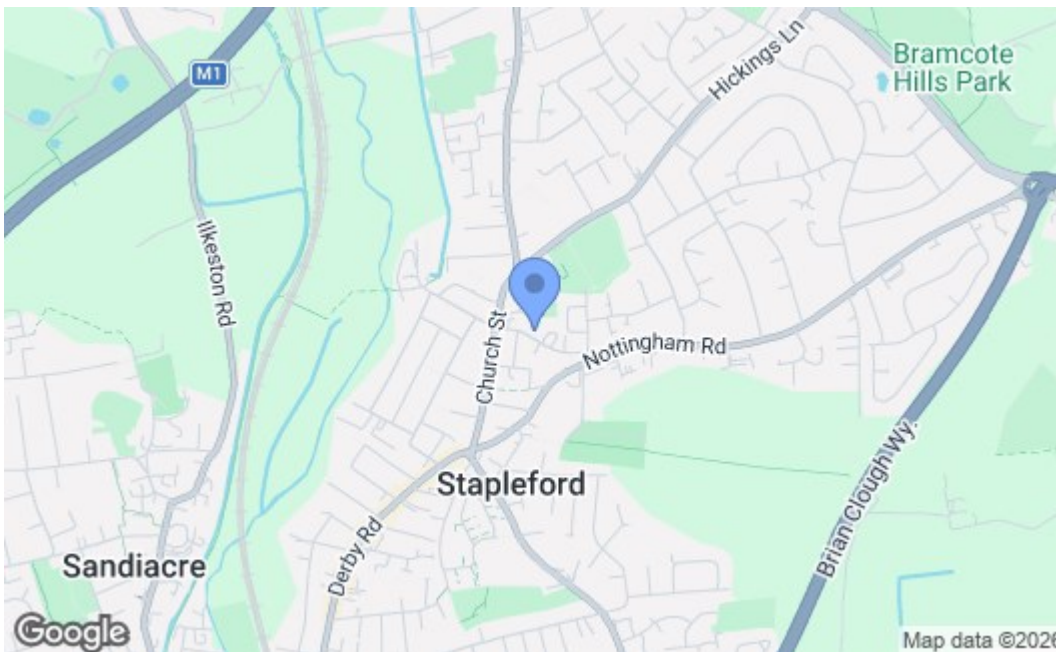
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.