



Derby Road
Stapleford, Nottingham NG9 7AN

A FOUR BEDROOM EDWARDIAN SEMI
DETACHED HOUSE.

By Auction £110,000 Freehold



FOR SALE BY AUCTION. WEDS 23RD OCTOBER 2024. SDL AUCTIONS.

GUIDE PRICE OF £110,000 - £125,000 + FEES.

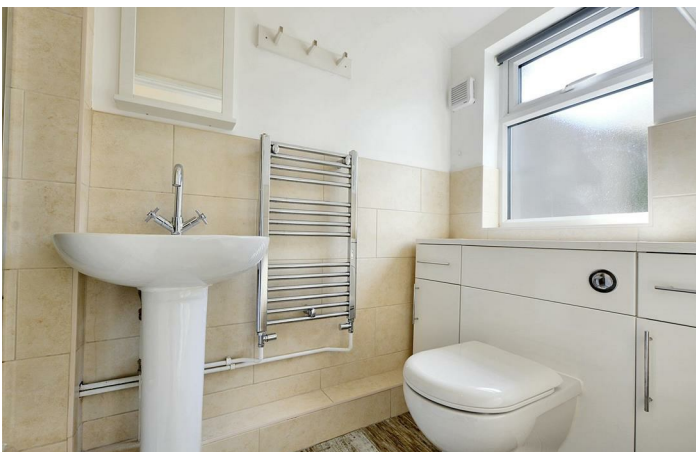
ROBERT ELLIS ARE DELIGHTED TO OFFER FOR SALE THIS WELL PRESENTED, EDWARDIAN, FOUR BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM SEMI DETACHED HOUSE SITUATED IN THIS TOWN CENTRE LOCATION.

With majority double glazing, gas central heating and enclosed garden to the rear.

The accommodation comprises entrance hall, living room, dining room (with small snug/sitting area, kitchen, utility room and shower room to the ground floor. The first floor landing provides access to two bedrooms and then a staircase provides access to the top floor further two bedrooms and bathroom.

The property is located within Stapleford Town Centre and offers easy access to nearby shops, schools and transport links.

An ideal family home to which we highly 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.

ENTRANCE HALL

UPVC double glazed front entrance door, tile effect flooring, stairs rising to the first floor, radiator, decorative archway and door to dining room.

LIVING ROOM

14'4" x 11'5" (4.39 x 3.48)

Double glazed bay window to the front, radiator, media points, coving, ceiling rose, opening to the dining room and working fire.

DINING ROOM

15'6" x 11'9" (4.73 x 3.59)

Incorporating a small seating/snug area under the stairs with a double glazed side window, coving and radiator.

KITCHEN

11'10" x 8'1" (3.62 x 2.47)

The kitchen is equipped with a matching range of wall, base and drawer units with roll top work-surfaces, inset sink unit and drainer with mixer tap and tiled splash- backs, fitted counter level four ring hob with extractor fan over, inset eye level oven and grill, integrated fridge/freezer and dishwasher. Double glazed windows to the side and rear. Tiled floor.

UTILITY ROOM

9'7" x 2'9" (2.93 x 0.85)

With plumbing for a washing machine and space for a stacked tumble dryer. Tiled floor to match the kitchen and UPVC double glazed exit door to outside.

SHOWER ROOM

8'3" x 4'1" (2.53 x 1.27)

Modern white three piece suite comprising shower cubicle with mains shower, wash hand basin with mixer tap and hidden cistern push flush WC. Chrome heated ladder towel radiator, double glazed window to the rear and extractor fan.

FIRST FLOOR LANDING

With decorative open spindle balustrade. Stairs rising to the second floor. Doors to both bedrooms.

BEDROOM 1

15'8" x 12'2" (4.80 x 3.71)

Two double glazed windows to the front, radiator.

BEDROOM 4

11'9" x 9'1" (3.59 x 2.79)

Double glazed window to the rear, radiator.

SECOND FLOOR LANDING

Decorative open spindle balustrade. Doors to both bedrooms and bathroom.

BEDROOM 2

12'0" x 9'6" (3.66 x 2.91)

Radiator, wooden flooring and window to the rear.

BEDROOM 3

8'8" x 8'7" (2.66 x 2.64)

Double glazed dorma window to the front, radiator.

BATHROOM

9'7" x 5'8" (2.94 x 1.74)

Three piece suite comprising bath with Victorian mixer tap and hand held shower attachment, WC and wash hand basin. Radiator, sash window to the side with fitted blind. Boiler cupboard housing the central heating boiler.

OUTSIDE

To the front there is a sloped pathway providing access to the front door. The front garden is stocked and planted with a variety of bushes and shrubs. There is gated access to the right hand side leading to the rear garden.

The rear garden is enclosed with artificial lawned areas and a pathway and gated access leading to the front. There are two brick outbuildings and a timber storage shed. The garden offers outside water.

DIRECTIONS

The property is located on Derby Road, over the road from our office close to the Roach.

Ref: 8829NH

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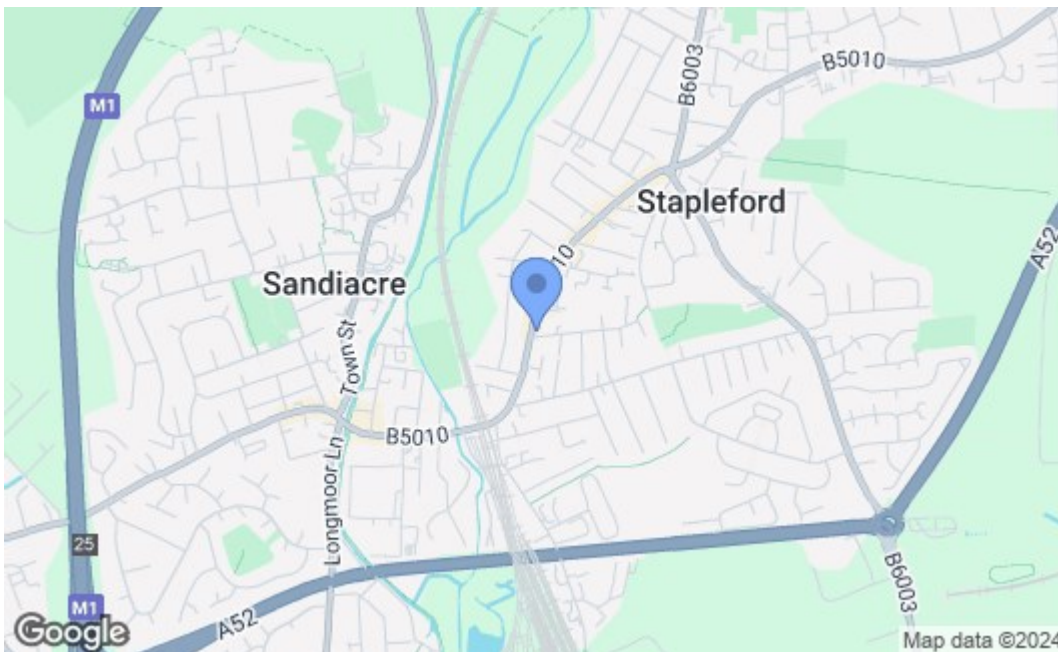
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23 DERBY ROAD STAPLEFORD NG9 7AA

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropix C5023



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (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 | | | |
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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.