



Nottingham Road,  
Toton, Nottingham  
NG9 6EG

**Price Guide £50,000**  
**Freehold**



A TWO BEDROOM BAY FRONTED SEMI DETACHED HOUSE IN NEED OF COMPLETE RENOVATION AND IMPROVEMENT.

Robert Ellis are pleased to bring to the market with no upward chain this bay fronted two bedroom semi detached house situated within this established and favoured residential location in need of complete modernisation and refurbishment throughout.

With accommodation over two floors comprising entrance hall, bay front living room, breakfast kitchen, lobby and utility/store room to the ground floor. The first floor landing then provides access to two bedrooms and a bathroom suite.

Externally the property boasts ample off street parking to the front and a generous garden space which is in need of severe pruning and re-establishing.

None of the fittings and fitments such as the storage heaters have been tested and can be guaranteed as working or not and as previously mentioned the property is in need of full refurbishment throughout and this should be considered when making an offer to purchase.

The property is situated within this highly established and favoured residential location in Toton, sandwiched between the shops and services within Long Eaton centre, the Chilwell Retail Park and the ever popular Attenborough Nature Reserve.

We believe the property would make an ideal opportunity for those looking to invest in their first home, buy to rent out or look to turn around again on the open market.

An internal viewing comes highly recommended to fully appreciate the house in its entirety and would call early to avoid disappointment.



## Entrance Hall

4'1" x 4'0" approx (1.27m x 1.23m approx)

Panel and glazed front entrance door, stairs to first floor, wall mounted storage heater (not tested) and door to:

## Lounge

14'1" x 12'4" approx (4.30m x 3.76m approx)

Double glazed bay window to the front, central chimney breast with alcoves to either side, wall light points, wall mounted electric storage heater (not tested), coving and archway opening to:

## Breakfast Kitchen

13'3" x 11'3" approx (4.05m x 3.43m approx)

The kitchen comprises a matching range of fitted base and wall storage cupboards incorporating tiled work surfaces and 1½ bowl sink unit with central mixer tap and tiled splashback, space for central cooker and under counter appliances, glass fronted crockery cupboard, wall mounted storage heater (not tested), sliding patio doors opening out to the rear garden, stable door to outside and opening to:

## Inner Lobby

2'5" x 2'5" approx (0.75m x 0.74m approx)

Door to understairs storage cupboard housing the electricity supply unit and door to:

## Utility/Store

7'2" x 5'7" approx (2.19m x 1.72m approx)

Block work style window to the side, original rear window, work bench space and fixed shelving.

## First Floor Landing

Doors to both bedrooms and bathroom, wall light point, block work style window to side.

## Bedroom 1

17'3" max x 10'9" approx (5.28m max x 3.30m approx)

Double glazed window to the front, additional octagonal window also to the front, coving, wall mounted storage heater (not tested) and part coving.

## Bedroom 2

13'3" x 9'1" approx (4.06m x 2.79m approx)

Double glazed window to the rear overlooking the rear garden and views over the open fields beyond, wall mounted storage heater (not tested), range of fitted bedroom furniture including wardrobes, overhead storage cupboards, drawers and display shelving.

## Bathroom

10'2" x 6'11" approx (3.11m x 2.12m approx)

Three piece suite comprising panelled bath with Mira attachment over, low flush w.c. and tiled in wash hand basin with storage cupboards beneath. Double glazed window to the rear, display shelving, wall mounted storage heater (not tested).

## Outside

The front offers generous parking spaces and an array of planted rockery housing a variety of mature bushes, shrubs and plants. In need of pruning and re-establishing the deceptive rear garden offers an initial paved patio area matching to the driveway leading onto a presumed lawn, currently overgrown with an array of raspberry bushes, thorns and shrubbery. There are three timber storage sheds, however, most look in need of removal. Within the garden there is also a brick store with shelving.

## Directions

Proceed out of Long Eaton along Nottingham Road and the property can be found after passing through the traffic lights with The Manor public house on the right hand side as identified by our for sale board.  
6474AMNH

## Council Tax

Broxtowe Borough Council Band B

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 29mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – The property has flooded within the last five years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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. 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 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 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 and Reserve

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.

## SDL Link





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metropix ©2023



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 75        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  | 24                      |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.