



Crofton Road,  
Attenborough, Nottingham  
NG9 5HT

**£200,000 Freehold**



A traditional three-bedroom semi detached property in a sought after location, for sale via auction in partnership with SDL.

Situated in a convenient location in Attenborough, you are positioned with a large range of local amenities close by including shops, public houses, healthcare facilities, restaurants, Attenborough Nature Reserve and transport links.

This bright and airy property would be considered an ideal opportunity for a large variety of buyers including first time buyers, young families or anyone looking to relocate to this quiet spot.

In brief the internal accommodation comprises; entrance hall, lounge, dining room, and kitchen to the ground floor. Then rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside to the front of the property there is a low maintenance garden with a paved driveway to the side providing off road car standing. Gated side access leads to the private and enclosed rear garden.

With the advantage of gas central heating and UPVC double glazing throughout, this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to the entrance hall with laminate flooring and radiator.

### Dining Room

13'1" x 11'6" (3.99m x 3.52m )

UPVC double glazed bay window to the front aspect, gas fire with Adam-style mantle, laminate flooring and radiator.

### Lounge

11'10" x 11'7" (3.63m x 3.54m )

UPVC double glazed window to the rear aspect. laminate flooring, feature log burner and radiator.

### Kitchen

11'7" x 6'5" (3.55m x 1.97m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer. Space and fittings for freestanding appliances to include gas cooker, fridge freezer and washing machine. UPVC double glazed window and door to the side passage.

### First Floor Landing

Stairs rising from the ground floor, carpet flooring and UPVC double glazed window to the side aspect.

### Bedroom One

12'5" x 11'7" (3.79m x 3.54m )

A carpeted room with radiator and UPVC double glazed bay window to the front aspect.

### Bedroom Two

11'9" x 11'7" (3.59m x 3.55m )

A carpeted room with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

6'6" x 5'11" (1.99m x 1.82m )

A carpeted room with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains powered shower with glass shower screen and bath. Part tiled walls, radiator and UPVC double glazed window to the rear aspect.

### Outside

To the front of the property there is a low maintenance garden with mature shrubs and a paved driveway to the side providing off road car standing, gated side access leads to the private and enclosed rear garden which is mainly laid to lawn and features a

garden shed, fence boundaries and storage store housing the combination boiler.

### 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.

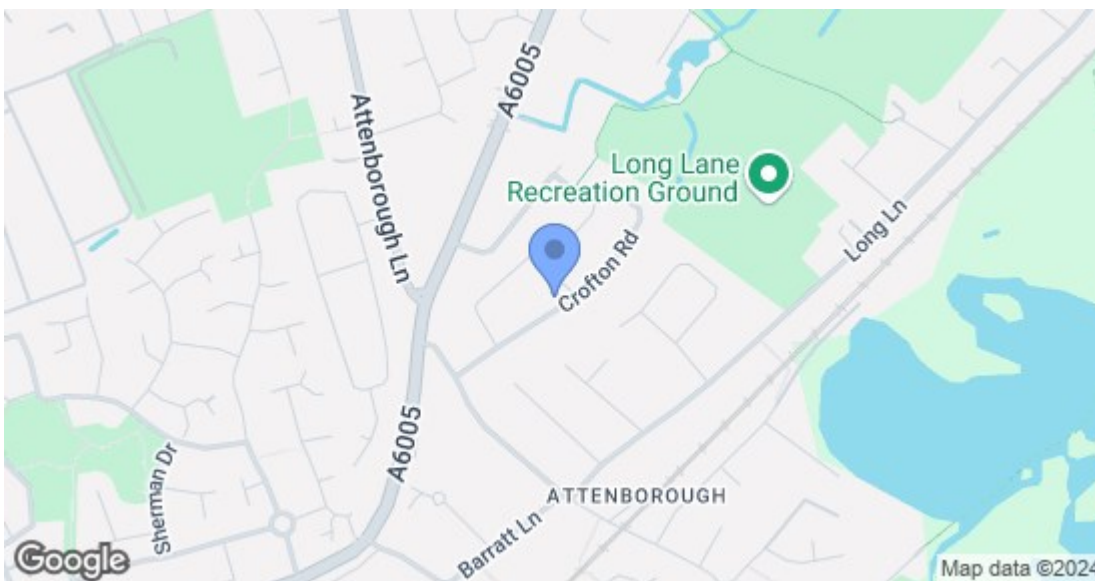
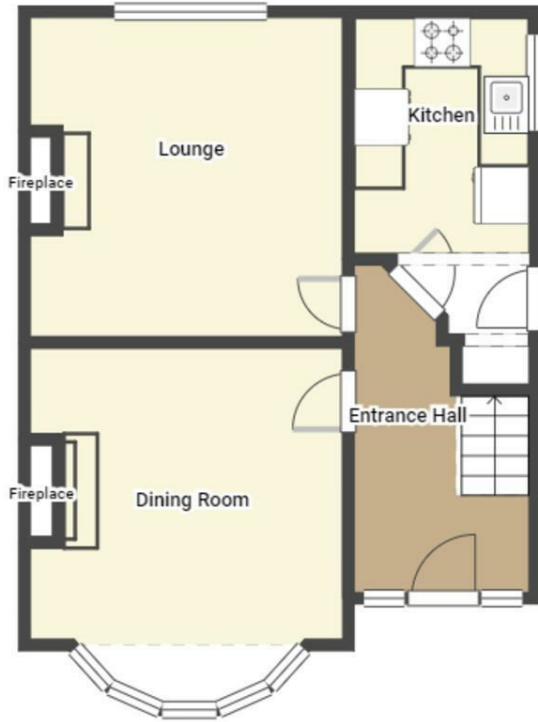
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

### Guide Price and 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.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(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.