



**St. Helens Crescent  
Trowell, Nottingham NG9 3PZ**

**By Auction £135,000 Freehold**

A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE FOUND IN A CUL-DE-SAC ON A SUBSTANTIAL GARDEN PLOT



FOR SALE BY PUBLIC AUCTION ON 30TH JANUARY 2025

SITUATED ON A SUBSTANTIAL GARDEN PLOT CAN BE FOUND THIS TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE. REQUIRING MODERNISATION AND IMPROVEMENT

Tucked away in the corner of a quiet cul-de-sac in this popular urban village of Trowell, what sets this property apart from many is the exceptional gardens the property enjoys. With lawns, mature trees and shrubs, this private space is a gardener's paradise and ideal for families to play.

the property comes to the market for the first time, built in the early 1950's and whilst centrally heated from a modern combination boiler and double glazed, the property does require modernisation and refurbishment and offers fantastic potential.

The property benefits from off street parking and a garage. Trowell offers the great community feel with its own primary school, traditional public house and restaurant, Post Office and convenience store and regular bus services. For those wishing to commute, road networks lead into the nearby towns of Beeston, Stapleford and Ilkeston as well as Nottingham city centre being within easy reach.

The property is offered for sale with NO CHAIN and immediate vacant possession. We strongly recommend an internal viewing to fully appreciate the potential on offer.



## 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

Front entrance door with further door leading to hallway.

### Hallway

Stairs to the first floor, doors to lounge and kitchen.

### Lounge

15'5" x 13'1" approx (4.7m x 4m approx)  
Radiator, double glazed bay window to the front.

### Kitchen

10'8" x 6'11" approx (3.27m x 2.12m approx)  
Stainless steel sink unit with single drainer and cupboard under, further base cupboards with work surfacing, walk-in pantry. Radiator, double glazed window and single glazed rear exit door. Door to:

### Dining Room

12'3" x 10'7" approx (3.75m x 3.23m approx)  
Radiator, double glazed windows and French doors leading to the rear garden.

### First Floor Landing

Double glazed window.

### Bedroom 1

14'0" x 13'1" approx (4.29m x 4m approx)  
Currently with fitted wardrobes and eye level units. Radiator, double glazed window to the front.

### Bedroom 2

12'4" x 10'6" approx (3.78m x 3.21m approx)  
Radiator, double glazed window to the rear.

### Bedroom 3

6'6" x 5'11" approx (2m x 1.82m approx)  
Radiator, double glazed window to the front.

### Bathroom

Housing a two piece suite comprising wash hand basin and panelled bath. Cupboard housing Baxi combination boiler (for central heating and hot water). Double glazed window.

### Separate w.c.

Housing a low flush w.c. Double glazed window.

### Outside

The property is tucked in a corner position within the cul-de-sac with a front garden laid to lawn with some shrubs. A driveway provides off street parking for two vehicles in tandem and leads to a single garage. There is gated pedestrian access at the side of the house leading to the rear garden.

The rear garden is substantial inside with a raised terrace patio area beyond the rear elevation, hard standing and garden area with shed. The mains gardens are slightly undulating, laid mainly to lawn with various mature trees and shrubs.

### Directions

From our Stapleford Branch proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road veer left onto Pasture Road and proceed in the direction of Trowell. At the "T" junction with St Helens Church, turn left onto Ilkeston Road and take the first right onto St Helens Crescent just after the Festival Inn. Follow the cul de sac towards the end and the property can be found at the head of the cul de sac.

### Council Tax

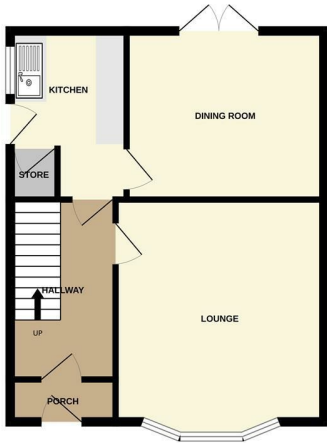
Broxtowe Borough Council Band B

### Additional Information

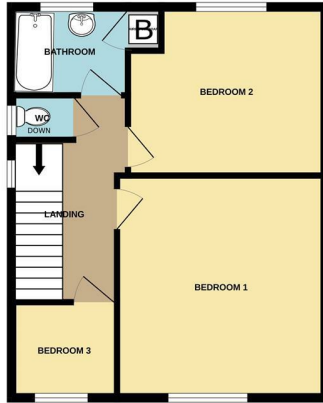
Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Unknown  
Phone Signal – Unknown  
Sewage – Mains supply  
Flood Risk Low - Surface Water Low  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – Coal mining reported area



GROUND FLOOR  
482 sq.ft. (44.7 sq.m.) approx.

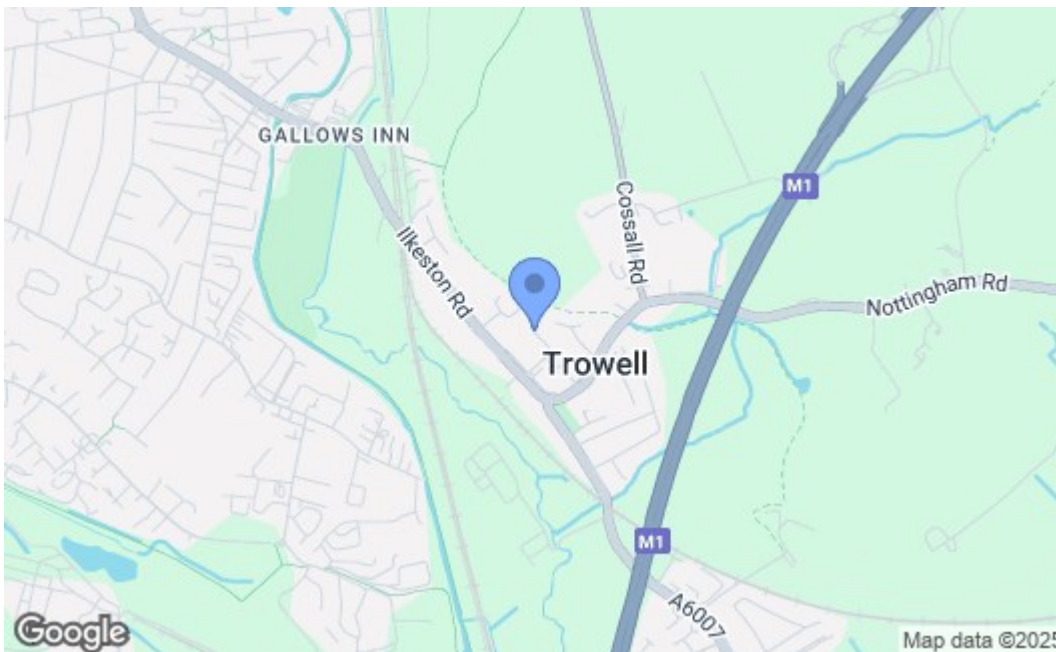


1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 958 sq.ft. (89.0 sq.m.) approx.

While 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.