



Queens Road,  
Beeston, Nottingham  
NG9 1JB

**£450,000 Freehold**



Currently used a part of the Hylands Hotel though originally two semi-detached houses, this large building situated in central Beeston could be used as a HMO, converted to flats, back to houses or a variety of other purposes subject to the necessary consent.

In brief the internal accommodation comprises a fourteen bedrooms, some of which have en-suite and some of which have separate shower rooms and a laundry room to the ground floor.

Outside the property has a cobbled forecourt to the front drive with garage beyond and to the rear has a yard area with various useful brick buildings.

Offered to the market with chain free vacant possession and being sold by public auction, the property requires renovation and improvement though occupies an excellent position within walking distance of the NET tram and Beeston Train Station, and is close to the town centre which offers a variety of shops and services.

A rare opportunity well worthy of viewing.



#### Entrance Hallway

Entrance door, radiator and stairs off to first floor landing.

#### Bedroom One

13'0" x 13'0" (3.97m x 3.97m)

UPVC double glazed bay window and radiator.

#### En-suite

Fitted with a WC, pedestal wash hand basin, shower cubicle, part tiled walls and tiled flooring.

#### Bedroom Two

12'10" x 9'9" (3.93m x 2.99m)

Radiator and wooden window.

#### En-suite

Fitted with a WC, pedestal wash hand basin, shower cubicle, radiator, part tiled walls and wooden window.

#### Bedroom Three (Twin Room)

##### Room One

16'0" x 7'1" (4.90m x 2.17m)

Radiator, UPVC double glazed window and further wooden window.

##### Room Two

10'8" x 6'9" (3.26m x 2.06m)

Two wooden windows and wall mounted electric heater.

#### Shower Room

Fitted with a WC, pedestal wash hand basin, shower cubicle, radiator and wooden window.

#### Store and Laundry

14'9" x 7'1" (4.50m x 2.18m)

Plumbing for washing machine, wall mounted 'Worcester' boiler, wooden window, door to the exterior, fitted cupboards, further recessed cupboard area, single sink and drainer with hot and cold taps.

#### Shower Room

Fitted with a WC, pedestal wash hand basin, shower cubicle, part tiled wall, tiled floor, radiator and wooden window.

#### Bedroom Four

12'10" x 11'1" (3.93m x 3.38m)

Wooden window, pedestal wash hand basin.

#### Bedroom Five

13'0" x 9'8" (3.97m x 2.95m)

UPVC double glazed window, radiator and pedestal wash hand basin.

#### Bedroom Six

9'0" x 7'4" (2.76m x 2.25m)

Wooden window, radiator, pedestal wash hand basin.

#### Attic

22'8" x 12'0" (6.91m x 3.68m)

Two radiators and pedestal wash hand basin.

#### Shower Room

Fitted with a WC, wall mounted wash hand basin, shower cubicle, part tiled walls and tiled flooring.

#### Bedroom Seven

9'7" x 8'7" (2.94m x 2.64m)

Wooden window, radiator and pedestal wash hand basin.

#### Bedroom Eight

11'2" x 7'6" (3.42m x 2.30m)

UPVC double glazed window, radiator, pedestal wash hand basin.

#### Bedroom Nine

9'7" x 8'6" (2.94m x 2.61m)

Radiator and wooden window.

#### Shower Room

Fitted with a low level WC, wall mounted wash hand basin and shower cubicle with 'Mira' shower over.

#### Bedroom Ten

7'8" x 7'5" (2.34m x 2.27m)

Wooden window, radiator and pedestal wash hand basin.

#### Bedroom Eleven

9'1" x 8'7" (2.79m x 2.63m)

UPVC double glazed window, radiator and pedestal wash hand basin.

#### Shower Room

Fitted with low level WC, wall mounted wash hand basin, shower cubicle, wooden window, radiator and part tiled walls.

#### Bedroom Twelve

12'10" x 11'1" (3.93m x 3.39m)

Wooden window, radiator and pedestal wash hand basin.

#### Shower Room

Fitted with a low level WC, pedestal wash hand basin, shower cubicle, radiator and wooden window.

#### Bedroom Thirteen

14'1" x 12'11" (4.31m x 3.95m)

Radiator, wooden window and patio doors to the exterior.

#### En-suite

Fitted with a low level WC, pedestal wash hand basin, shower cubicle, radiator and wooden window.

#### Bedroom Fourteen

16'3" x 13'1" (4.96m x 3.99m)

UPVC double glazed bay window and radiator.

#### Outside

To the front the property has a cobbled forecourt area and a drive with a garage beyond. To the rear, the property has a yard area, further large brick store and additional brick stores.

#### Material Information

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: Not by the current vendor - (Since 1997)

Has the Property Flooded?: No

#### Disclaimer

These details and Key facts 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. Full material information is available in hard copy upon request.

#### Terms:

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.

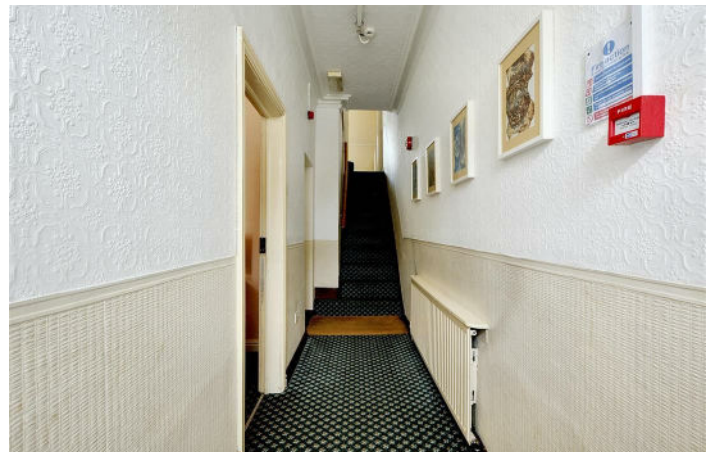
Additional Information:

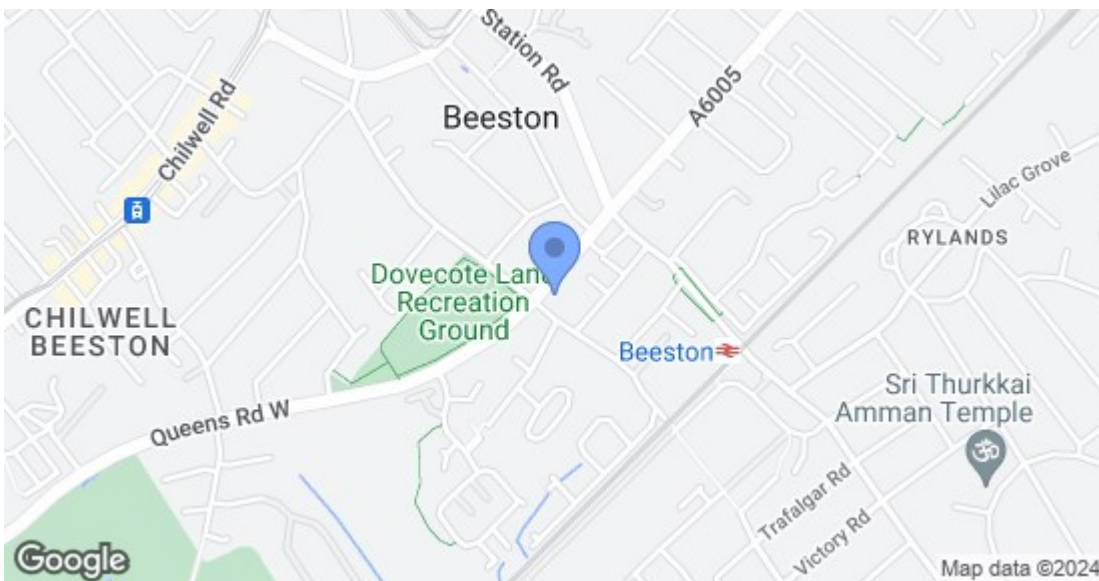
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

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 & 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 - lowest running costs			
192 plus	A		
161-191	B		
129-160	C		
105-128	D		
82-104	E		
62-81	F		
45-61	G		
Not energy efficient - highest 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			
192 plus	A		
161-191	B		
129-160	C		
105-128	D		
82-104	E		
62-81	F		
45-61	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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