



Newholm Drive
Nottingham
NG11 7FR

£250,000 Freehold



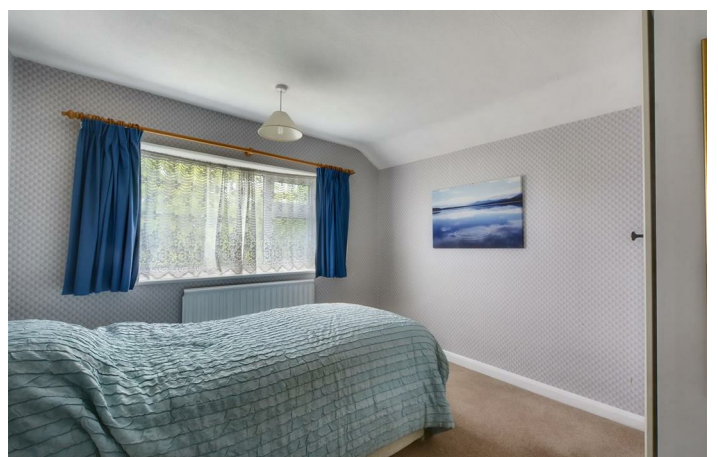
An extended four bedroom detached house with a garage.

Situated in this sought after and well established residential location, readily accessible for a variety of local shops and amenities including schools, transport links, Queens Medical Centre and the A52. This fantastic property is considered an ideal opportunity for a range of potential purchasers including growing families.

In brief, the internal accommodation comprises entrance hall, lounge, dining room and kitchen/breakfast room to the ground floor. To the first floor you will find three good sized double bedrooms, a further single bedroom, family bathroom and WC.

To the front of the property you will find a block paved driveway with car standing for two vehicles, a gravel garden, mature trees and shrubs, and side access leading to the generous and enclosed rear garden which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, and a useful storage shed.

Offered to the market with the benefit of ready to move into condition, UPVC double glazing and gas central heating throughout, a light and airy versatile living space and chain free vacant possession. This property must be viewed in order to be fully appreciated.



Entrance Hall

UPVC double glazed front door with flanking windows, stairs to the first floor, radiator, useful under stairs storage cupboard. Door to the kitchen/breakfast room.

Kitchen/Breakfast Room

16'4" x 8'0" (4.99m x 2.45m)

Range of modern wall, base and drawer units, work surfaces, sink with draining board and mixer tap, integrated electric oven with microwave, integrated gas hob with air filter over, tiled flooring and splashbacks, space for a fridge/freezer, plumbing for a washing machine and tumble dryer, spotlights, breakfast bar, UPVC double glazed door and window to the rear, pantry. Door to the dining room.

Dining Room

10'5" x 9'2" (3.2m x 2.81m)

Carpeted reception room with UPVC double glazed sliding patio doors to the rear, radiator. Opening to the lounge.

Lounge

12'11" x 10'9" (3.95m x 3.3m)

Carpeted reception room with uPVC double glazed window to the front, radiator, gas fire with stone surround.

First Floor Landing

Loft hatch. Doors to the bathroom and four bedrooms.

Bedroom One

13'4" x 10'1" (4.07m x 3.08m)

Carpeted double bedroom with built-in wardrobes, UPVC double glazed window to the front, radiator.

Bedroom Two

10'9" x 10'1" (3.28m x 3.08m)

Carpeted double bedroom with UPVC double glazed window to the rear, radiator, airing cupboard housing the hot water cylinder.

Bedroom Three

14'9" x 7'3" (4.5m x 2.23m)

Carpeted double bedroom with UPVC double glazed window to the front, radiator.

Bedroom Four

9'10" x 7'3" (3.02m x 2.21m)

Carpeted bedroom with UPVC double glazed window to the front, radiator.

Bathroom

Comprising a walk-in shower, wash hand basin inset to a vanity unit, tiled walls, radiator, UPVC double glazed window to the rear, extractor fan.

WC

Low flush WC, tiled walls, UPVC double glazed window to the side.

Outside

To the front of the property you will find a block paved driveway with car standing for two vehicles, a gravel garden, mature trees and shrubs, and side access leading to the generous and enclosed rear garden which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, and a useful storage shed.

Council Tax

Nottingham City Council Band C.

Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Low Risk, Surface Water - Low Risk

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – 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.

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

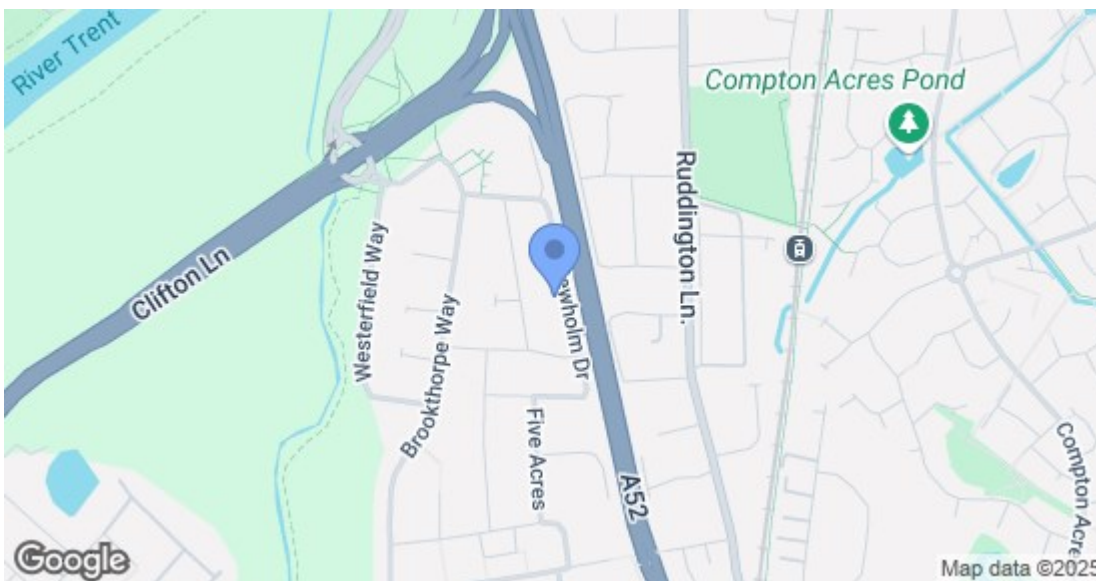
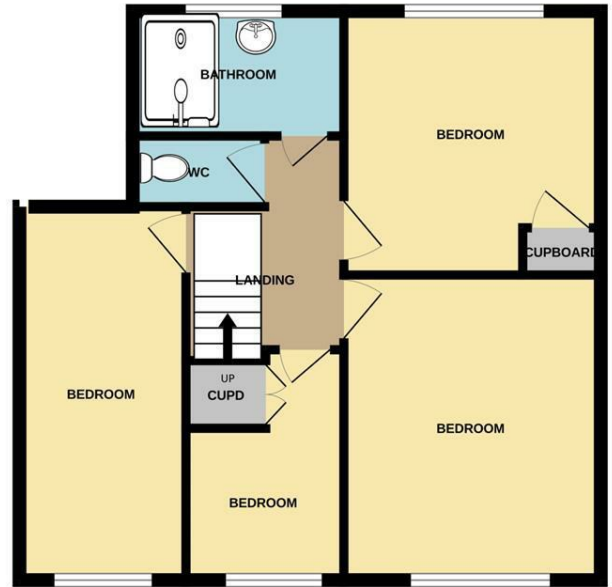
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

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

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 - lower running costs	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(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	48
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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