



Highbury Road
Bulwell, Nottingham NG6 9DD

Guide Price £95,000 Freehold

A BAY FRONTED THREE BEDROOM DETACHED DWELLING PREVIOUSLY RAN AS A BARBER SHOP WITH LIVING ACCOMMODATION. OFFERED FOR SALE WITH NO UPWARD CHAIN ON A "SOLD AS SEEN" BASIS.



ROBER ELLIS ARE PLEASED TO WELCOME TO THE MARKET IN PARTNERSHIP WITH SDL/EDDISONS AUCTIONEERS THIS TRADITIONAL BAY FRONTED DETACHED DWELLING PREVIOUSLY RAN AS A BARBER SHOP FRONTAGE WITH LIVING ACCOMMODATION ON TWO FLOORS.

The property is to be sold under auction terms via our partners SDL and Eddisons Auctioneers on 21st November 2024.

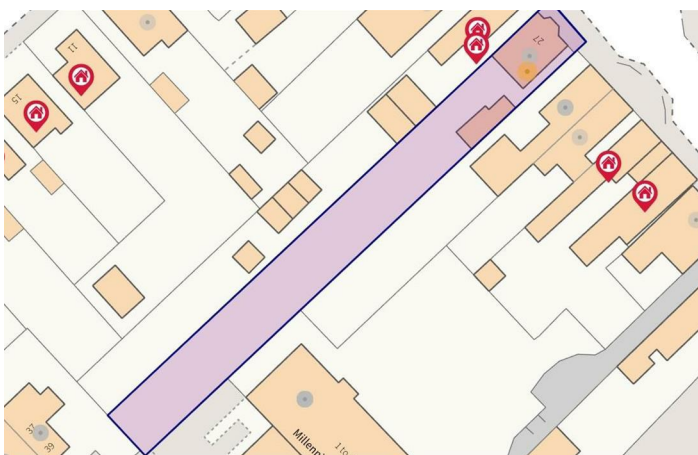
The property is sold as seen and will it will be down to the onward buyer to arrange their own clearance following completion of the sale.

The property has accommodation over two floors which comprises entrance porch, inner hallway, previous barber shop frontage, rear galley-style kitchen and living room to the ground floor. The first floor landing then provides access to three bedrooms and a four piece bathroom suite.

The property has a generous overall plot which is also in need of maintenance. No services can be relied upon such as central heating.

The property currently has commercial status and the onward purchaser would need to talk to the local council/authority for any change of use following any renovations to the building.

Again, just to confirm, the property is to be sold as seen via auction terms on the 21st November 2024.



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.

PORCH

6'11" x 3'4" (2.12 x 1.03)

Panel front entrance door, further panel and glazed internal door to inner hallway.

INNER HALL

6'7" x 3'8" (2.01 x 1.14)

Internal staircase rising to the first floor, radiator, partial laminate flooring. Doors to galley kitchen and barber shop frontage.

SHOP FRONT

14'9" x 11'2" (4.51 x 3.41)

Bay window to the front, partial spotlights, traditional ceiling, lights, central chimney breast with decorative fireplace, inset sink units, water heaters (due to previously being ran as a barber shop - none can be guaranteed as working).

KITCHEN

17'3" x 7'2" (5.26 x 2.20)

The kitchen comprises a matching range of fitted base and wall storage cupboards with granite style roll top work surfaces incorporating single sink and draining board and mixer tap, fitted hob with extractor over, in-built eye level oven, plumbing for washing machine and dishwasher, window and door to the rear, part tiling to the floor, part laminate flooring. Door into the rear living room.

REAR LIVING ROOM

16'7" x 11'6" (5.08 x 3.52)

Laminate flooring, two radiators, bay window to the rear, central chimney breast.

FIRST FLOOR LANDING

Decorative wood spindle balustrade, double glazed window to the side, loft access point, radiator. Doors to all three bedrooms and bathroom.

BEDROOM ONE

15'1" x 11'6" (4.61 x 3.53)

Two double glazed windows to the rear (with fitted blinds), radiator, fitted wardrobes to one wall.

BEDROOM TWO

12'5" x 11'7" (3.80 x 3.54)

Double glazed window to the front, radiator, laminate flooring, fitted sliding door wardrobes.

BEDROOM THREE

8'11" x 7'11" (2.72 x 2.43)

Double glazed window to the front (with fitted blinds), radiator, laminate flooring.

BATHROOM

7'5" x 7'4" (2.28 x 2.24)

Four piece suite comprising tiled-in spa bath with mixer tap and handheld shower attachment, wash hand basin with mixer tap, push flush WC, walk-in shower wet room style with multiple shower heads and jets, inset sun shower to the tiled wall. Tiling to the walls and floor, double glazed window to the rear.

OUTSIDE

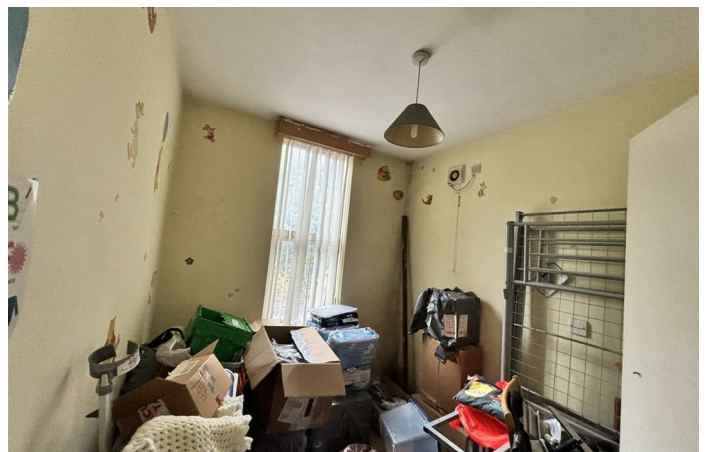
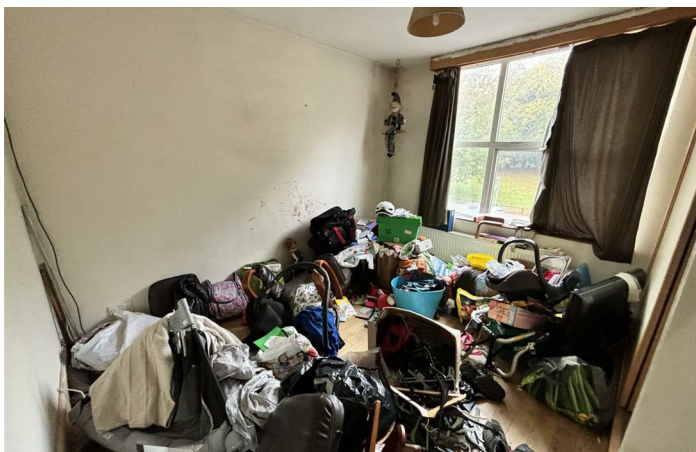
There is side access leading into the garden. The garden is of an overall generous plot containing a summerhouse, shed, decking, outside WC. However, the garden is in need of serious attention and cutting back to fulfil its potential.

DIRECTIONAL NOTE

The property can be found amongst the parade of shops on Highbury Road.

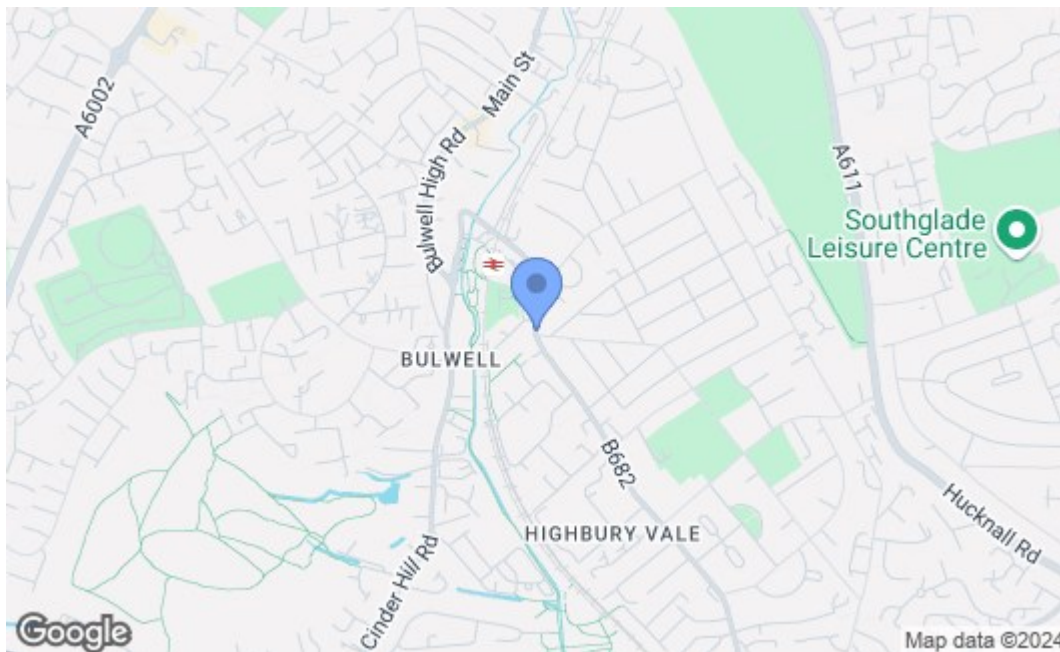
AGENTS NOTE

The property is to be sold under auction terms on a "sold as seen" basis on 21st November 2024. Either contact Robert Ellis or SDL/Eddisons for more information.





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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(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			
(81-91) B			
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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.