



Pasture Road  
Stapleford, Nottingham NG9 8HR

**Guide Price £99,000 Freehold**

A TWO BEDROOM SEMI DETACHED  
HOUSE TO BE SOLD BY AUCTION.



SOLD BY AUCTION - 10TH DECEMBER 2024.

A traditional two bedroom semi detached house requiring a full programme of modernization and improvement.

Offering great potential to property developers and speculators. This property is situated in a popular and convenient location within walking distance of local schools, the town centre of Stapleford itself and regular bus services.

The accommodation currently comprises entrance hall, lounge giving access to separate dining room. The first floor landing provides access to two bedroom and bathroom/WC.

Off-street parking is provided by a driveway and there is a good sized rear garden.

We believe the property offers fantastic potential with the possibility of re-designing the first floor to create three bedrooms as well as a first floor bathroom.



## AUCTION CONDITIONS

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.

## ENTRANCE HALL

uPVC double glazed front entrance door, stairs to the first floor. Door to lounge.

## LOUNGE

14'2" into bay x 13'5" (4.32 into bay x 4.10)

Bay window to the front. Sliding double doors leading to dining room.

## DINING ROOM

11'1" x 10'4" (3.4 x 3.16)

Double glazed window to the rear. Door to kitchen.

## KITCHEN

15'4" x 5'10" (4.68 x 1.8)

Base units with work surfacing, inset stainless steel sink unit with single drainer. Large walk-in downstairs store cupboard.

## COUNCIL TAX

Broxtowe Borough Council Band A.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – None

Septic Tank – No

Broadband – Available

Broadband Speed - Standard, Superfast & Ultrafast available

Phone Signal – O2 & Three = Green - EE & Vodafone = Amber

Sewage – Mains supply

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

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## FIRST FLOOR LANDING

### BEDROOM ONE

12'0" x 13'5" increasing to 17'8" (3.67 x 4.11 increasing to 5.41)

Two windows to the front.

### BEDROOM TWO

11'5" x 9'6" overall (3.50 x 2.90 overall)

Currently split into two areas by a stud wall. Airing cupboard with hot water cylinder. Double Glazed window.

## BATHROOM

7'10" x 6'7" (2.41 x 2.01)

Three piece suite comprising, wash hand basin, low flush WC and bath. Double glazed window.

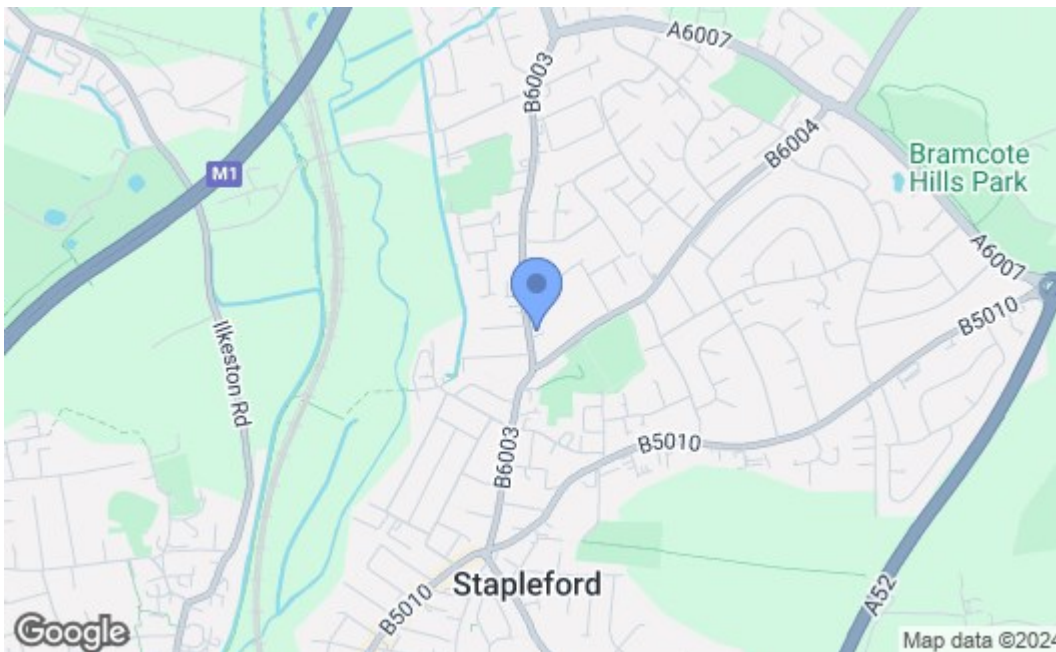
## OUTSIDE

Set back from the road with front garden, part walled and hedged in. Driveway providing off-street parking, leading along the side of the house to a single garage (in need of repair). Gated access to the rear garden with concrete and paved patio and pathway. Area laid to grass with mature hedging.





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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		33	
(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.