



Cyril Avenue  
Stapleford, Nottingham NG9 8FQ

**Guide Price £50,000 Freehold**

A VICTORIAN BAY FRONTED THREE  
BEDROOM TWO RECEPTION ROOM SEMI  
DETACHED HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN BEING SOLD  
UNDER AUCTION CONDITIONS.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET IN CONJUNCTION WITH OUR AUCTION PARTNERS AT SDL/EDDISONS, THIS BAY FRONTED VICTORIAN THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE UNDER AUCTION CONDITIONS ON 30TH JANUARY 2025.

The property has accommodation over two floors comprising an open porch, entrance hallway, bay fronted living room, dining room, kitchen, utility lobby and WC to the ground floor. The first floor landing then provides access to three bedrooms with the bathroom being positioned through the third bedroom.

The property also benefits from gas fired combination boiler (not tested), double glazing and enclosed garden space to the rear.

The property has undergone some historic underpinning work dating back to 2022. However, there is evidence of further movement and investigation will be required by the onward purchaser.

The property is positioned in this town centre location within walking distance of the shops, services and amenities in Stapleford town centre.

There is also easy access to a vast array of nearby schooling for all ages and great transport links to and from the surrounding areas, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will generally only be available to cash buyers due to the potential ongoing movement and structural issues. The property would make an ideal investment opportunity and we highly recommend an internal viewing.



## 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.

### OPEN PORCH

uPVC panel and double glazed front entrance door to inner hall.

### ENTRANCE HALLWAY

11'8" x 3'0" (3.58 x 0.92)

Staircase rising to the first floor, coat pegs, decorative archway, doors into the two reception rooms.

### LIVING ROOM

13'6" x 10'11" (4.14 x 3.33)

Double glazed bay window to the front with three individually hung fitted roller blinds, media points, double meter storage cupboard box, Adam-style fireplace incorporating matching insert and hearth, coal effect fire.

### DINING ROOM

13'1" x 11'1" (4.00 x 3.40)

Double glazed window to the rear with fitted roller blind, radiator, full width stone and tile fireplace incorporating three bar gas fire. Door to useful understairs storage cupboard with coat pegs and tile effect vinyl flooring, further door to the kitchen.

### KITCHEN

12'11" x 8'9" (3.96 x 2.69)

The kitchen comprises a matching range of fitted base and wall storage cupboards with laminate style roll top work surfaces incorporating four ring induction hob with extractor over. Fitted eye level oven and fitted single sink and draining board with central mixer tap. Space for under-counter kitchen appliances, plumbing for radiator (not connected), uPVC panel and double glazed side exit door to outside, double glazed window to the outside with fitted roller blind, spotlights, additional double glazed window to the side with fitted roller blind. Door to utility lobby.

### UTILITY LOBBY

6'2" x 2'3" (1.90 x 0.70)

Plumbing and power for the washing machine, tile effect flooring (matching the kitchen), door to WC.

### WC

6'4" x 3'4" (1.95 x 1.02)

Comprising a push flush WC, electric ladder towel radiator, tile effect flooring (matching the kitchen), uPVC panel and double glazed door to outside.

### FIRST FLOOR LANDING

Doors to all three bedrooms. Radiator.

### BEDROOM ONE

14'6" x 11'4" (4.44 x 3.46)

Double glazed window to the front with fitted roller blind, radiator.

### BEDROOM TWO

13'5" x 8'8" (4.11 x 2.65)

Double glazed window to the rear, radiator.

### BEDROOM THREE

9'10" x 9'7" (3.02 x 2.93)

Double glazed window to the side, radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes). Door to bathroom.

### SHOWER ROOM

6'2" x 5'10" (1.90 x 1.78)

Three piece suite comprising full width double size shower cubicle with glass screen and dual attachment mains shower, push flush WC and wash hand basin with mixer tap. Fully tiled walls and floor, double glazed window to the rear, spotlights.

### OUTSIDE

To the front of the property is a fore-garden with shared entrance and pathway providing access to the front entrance door. Pedestrian gated access then leads down the left hand side of the property into the rear garden.

### TO THE REAR

The rear garden is enclosed by timber fencing and brick wall to the boundary lines, offers an initial courtyard-style seating area with pedestrian gated access leading back to the front, outside lighting point, water tap. From the courtyard is a uPVC double glazed door into the kitchen, as well as an additional double glazed door into the ground floor WC. The garden opens out to the rear part of the garden where there are two timber storage sheds and a greenhouse. The garden is predominantly paved for straight-forward maintenance with a raised rockery-style pond.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, turn immediately right onto Warren Avenue and take the first right onto the one-way system of Cyril Avenue. The property can be found on the right hand side, identified by our For Sale board.

### AGENTS NOTE

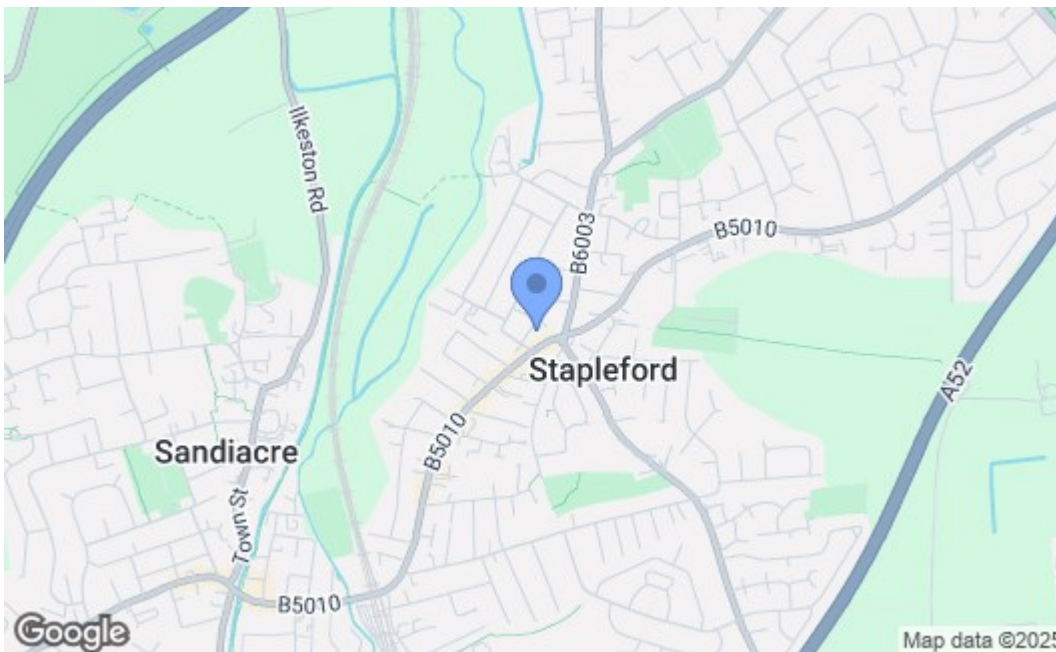
The property has had some previous underpinning work done in 2022. However, movement appears to be ongoing, this will be the responsibility of the onward purchaser to make their own investigations after purchasing the property.







Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		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.