



Stancliffe Avenue,
Bulwell, Nottingham
NG6 9HP

Guide Price
£130,000 Freehold



NO UPWARD CHAIN AUCTION 30TH JANUARY 2025

Robert Ellis Estate Agents are delighted to bring to the market this three-bedroom semi-detached property located in the popular area of Bulwell, Nottingham. Conveniently positioned close to local schools, shops, and excellent transport links, including easy access to the M1, this property is perfectly placed for a range of buyers.

The property is offered for sale via our upcoming auction and benefits from gas central heating and double glazing. Upon entering, the hallway provides access to the bay-fronted lounge, a bright and spacious living area that leads seamlessly through to the kitchen diner. From here, the conservatory opens onto the rear garden, offering additional living space.

Upstairs, the landing leads to the main double bedroom, a second double bedroom, a third single bedroom, and the family shower room, which is fitted with a modern three-piece suite.

The property is set back from the road with a gated block-paved driveway providing off-road parking to the front. The rear garden is enclosed and landscaped, featuring a large patio area, brick-built stores, and workshops, making it an ideal space for outdoor living and storage.

This home offers an exciting opportunity for investors or buyers looking for a project to make their own.

Contact our office today to arrange your viewing – opportunities like this don't last long!



Front of Property

To the front of the property there is a large low maintenance block paved frontage with Indian sandstone patio area, wall to the boundary and wrought iron gate.

Entrance Lobby

4'11 x 3'08 approx (1.50m x 1.12m approx)

UPVC double glazed leaded door to the front elevation leading through to entrance lobby comprising staircase to first floor landing, wall mounted radiator, ceiling light point, coving to the ceiling, panelled door leading off to.

Bay Fronted Living Room

12'05 x 14'06 approx (3.78m x 4.42m approx)

UPVC double glazed sectional bay window to the front elevation, ceiling light point, coving to the ceiling, wall light point, feature fireplace incorporating wooden mantle, slate hearth with gas cast iron fireplace, wall mounted radiator, archway leading through to dining kitchen.

Open Plan Dining Kitchen

15'11 x 9'06 approx (4.85m x 2.90m approx)

Dining area comprises ceiling light point, coving to the ceiling, sliding double glazed patio doors leading through to conservatory, opening leading through to fitted kitchen.

Fitted kitchen comprises a range of matching wall and base units incorporating laminate work surfaces over, 1 1/2 bowl stainless steel sink with mixer tap above, UPVC double glazed window to the side elevation, wall mounted Worcester Bosch gas central heating boiler, tiled splashbacks, tiling to the floor, integrated Stoves oven with 4 ring gas hob above and extractor hood over, ceiling light point, UPVC double glazed door to rear elevation.

Conservatory

9'6 x 8'3 approx (2.90m x 2.51m approx)

French doors leading to patio area and raised rear garden, ceiling light point, fan, wooden flooring, windows to side and rear elevations, wall light point, internal patio doors leading back through to open plan dining kitchen.

First Floor Landing

6'10 x 5'10 approx (2.08m x 1.78m approx)

UPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point, loft access hatch, panelled doors leading off to rooms.

Bedroom 1

11'10 x 9'6 approx (3.61m x 2.90m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, a range of built in wardrobes providing ample additional storage space.

Bedroom 2

9'07 x 9'05 approx (2.92m x 2.87m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point with fan, coving to ceiling.

Bedroom 3

8'11 x 5'11 approx (2.72m x 1.80m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, built in storage cupboard over stairs providing useful additional storage space with additional built in shelving.

Shower Room

6'2 x 5'11 approx (1.88m x 1.80m approx)

Quadrant shower enclosure with mixer shower attachment over, semi-recessed vanity wash hand basin with storage cupboards below, low level flush WC, UPVC double glazed window to the side elevation, column style radiators, tiled splashbacks, linoleum floor covering, coving to the ceiling, ceiling light point.

Rear of Property

To the rear of the property there is an enclosed rear garden incorporating block paved patio area, steps leading down to further block paved seating area with pathway leading to decked area and brick built garden store, fencing to the boundaries.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

Agents Notes: 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.

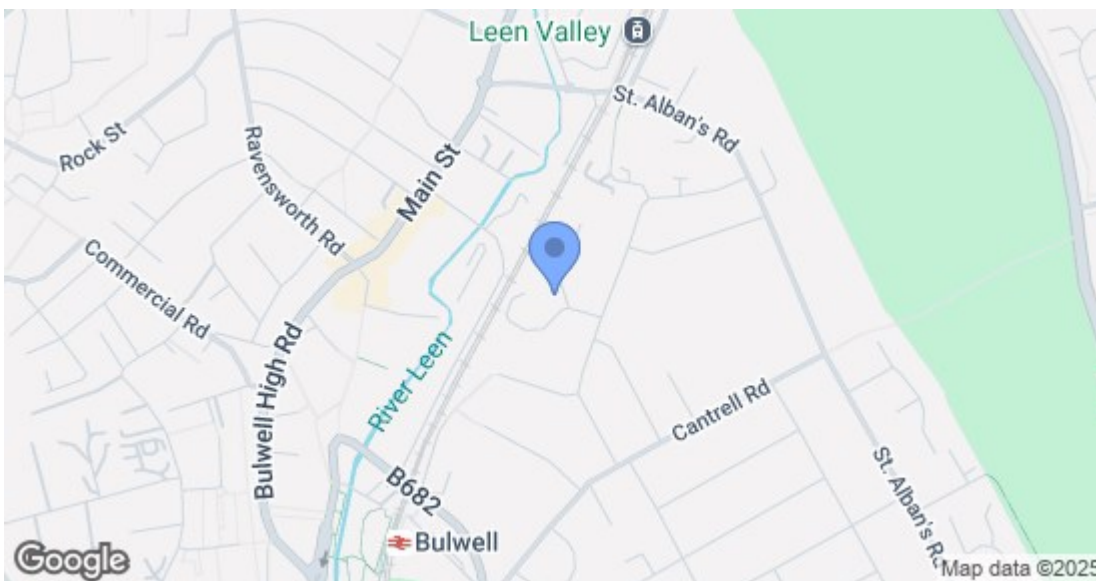
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

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.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(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			
(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			
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.