

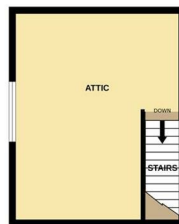
28 Church Street, Eastwood, Nottingham, NG16 3HS



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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 herein have not been tested and no guarantee is given 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		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	3	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

By Auction £50,000 Freehold

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28 Church Street Eastwood, Nottingham NG16 3HS

Offered for sale via public auction on 27th February 2025.

A period two bedroom end terraced house with original attic room.

This property comes to the market with vacant possession and requires a complete program of modernisation and improvement, and offers great potential once modernised to be sold to the first time buyer market or offers a great long-term buy to let opportunity.

The accommodation comprises lounge, kitchen, rear lobby, ground floor bathroom. The first floor landing provides access to two bedrooms, the rear with door to staircase leading to original attic room.

The property is situated on a popular residential street within walking distance of Eastwood town centre and adjacent to Springbank Primary Academy.

There is a small walled-in front garden and small enclosed rear yard with outbuilding.

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.

LOUNGE 10'10" x 14'3" (3.31 x 4.36)

Double glazed window and front entrance door. Door to kitchen.

KITCHEN 12'4" x 10'9" (3.76 x 3.37)

Wall and base units with wood block work surfaces and a Belfast sink. Understairs store cupboard. Door to rear lobby, double glazed window to the rear. Wooden rear exit door. Rear lobby, stairs to first floor, door to bathroom.

BATHROOM 9'11" x 5'8" (3.04 x 1.75)

Wash hand basin, low flush WC and bath.

FIRST FLOOR LANDING

Doors to bedrooms one and two.

BEDROOM ONE 14'2" x 11'4" (4.33 x 3.47)

Double glazed window to the front.

BEDROOM TWO 12'9" x 11'2" (3.89 x 3.42)

Double glazed window to the rear. Door to staircase providing access to attic.

ATTIC ROOM 17'10" x 13'10" (5.46 x 4.24)

Double glazed window.

OUTSIDE

To the front there is a small walled-in garden. To the rear is a small enclosed yard with an outbuilding.

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.