



Horace Avenue
Stapleford, Nottingham NG9 8FR

Guide Price £90,000 Freehold

AN END TERRACED HOUSE.



FOR SALE BY PUBLIC AUCTION. THURSDAY 27TH MARCH 2025

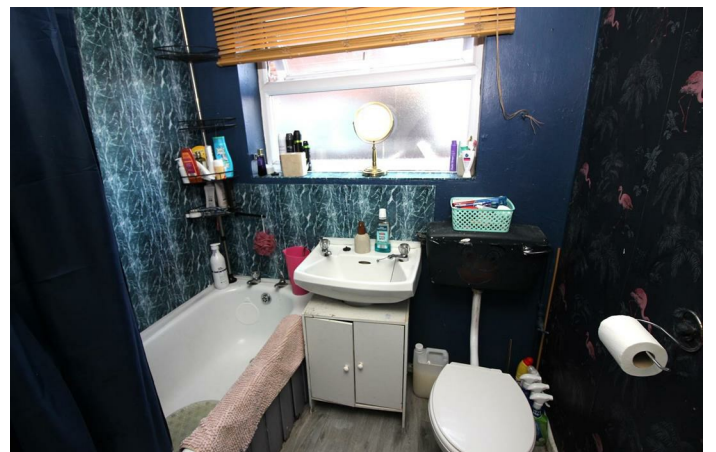
A traditional end terraced house with two reception rooms and three bedrooms. Currently rented for £650 PCM but to be sold with vacant possession.

The property requires some modernization and improvement, but offers a fantastic opportunity for long term buy to let investment.

Situated on a no-through street just off Stapleford high street. Therefore, the property is within walking distance of many local amenities, including a regular bus service linking Nottingham and Derby.

The accommodation currently comprises lounge, separate dining room, kitchen and ground floor bathroom. There are three bedrooms to the first floor.

The property is centrally heated and has a good size rear garden (although in need of some TLC).



LOUNGE

11'11" x 11'11" (3.65 x 3.64)

Radiator, double glazed window to the front. Wooden front entrance door.

DINING ROOM

11'10" x 12'0" (3.62 x 3.68)

Radiator, window to the rear, door to staircase. Gas fire and back boiler (for central heating and indirect hot water).

KITCHEN

8'1" x 6'5" (2.48 x 1.98)

Inset stainless steel sink unit with single drainer with cupboard under. Further wall and base cupboards, work surfacing, plumbing and space for washing machine.

REAR LOBBY

Door to bathroom.

BATHROOM

7'6" x 6'0" (2.30 x 1.85)

Three piece suite comprising wash hand basin, low flush WC, bath with shower over. Window.

FIRST FLOOR LANDING

Doors to bedrooms.

BEDROOM ONE

12'1" x 11'11" (3.69 x 3.64)

Radiator, double glazed window to the front.

BEDROOM TWO

11'11" x 8'11" (3.64 x 2.72)

Built-in airing cupboard housing hot water cylinder. Radiator, overstairs store cupboard, window to the rear.

BEDROOM THREE

8'0" x 6'6" (2.44 x 2)

Radiator, double glazed window to the rear.

OUTSIDE

Small walled-in frontage with pedestrian access at the side of the terrace leading to the rear garden which is a generous size with paved and decked areas, garden laid to lawn.

Auction Details

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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).

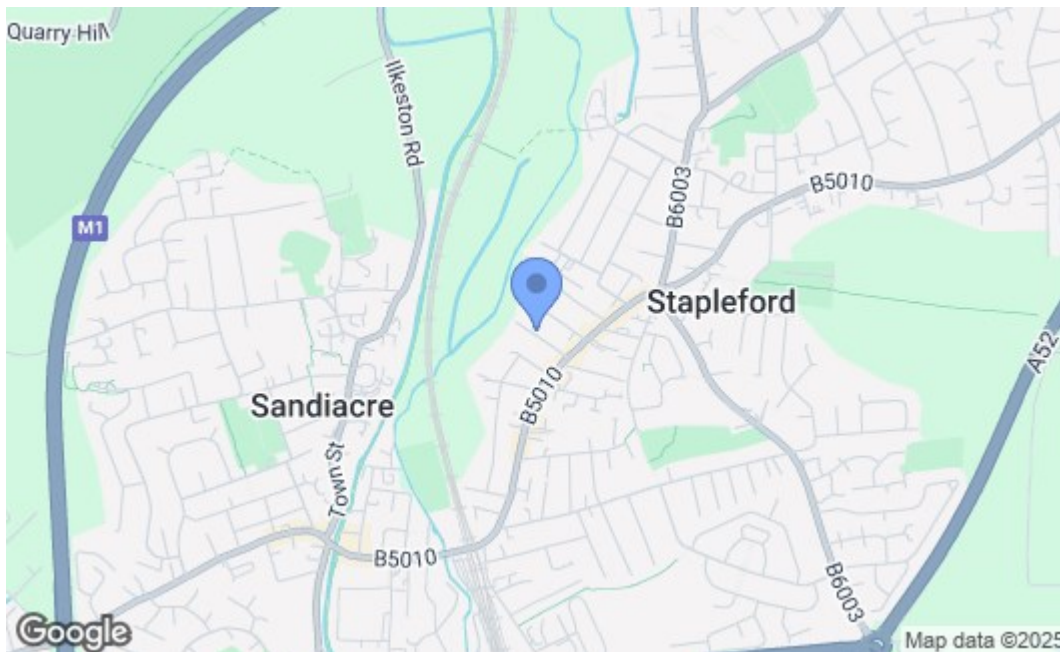
Guide Price & Reserve Price

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.





TOTAL FLOOR AREA: 796 sq ft. (73.9 sq.m.) approx.
While every attempt 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 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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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.