

Antill Street
Stapleford, Nottingham NG9 7FT

Guide Price £100,000 Freehold

A THREE BEDROOM MID TERRACED
HOUSE.



TO BE SOLD BY PUBLIC AUCTION, THURSDAY 27TH MARCH 2025

A surprisingly spacious three bedroom, two reception room mid terraced house.

Currently let and to be sold with tenant in situ paying £650 PCM. We understand the tenants have given notice and therefore will be sold with Vacant Possession.

The property is centrally heated and double glazed, and requires some improvement but currently has all the necessary certification.

This larger than average terraced house currently comprises entrance hall with original Minton tile floor, lounge, separate dining room, kitchen with ground floor bathroom beyond. The first floor the landing provides access to three bedrooms.

The property fronts the pavement and has enclosed rear gardens.

Situated in this no-through road, close to the town centre of Stapleford and therefore within walking distance of a local amenities including schools and a regular bus service.



ENTRANCE HALL

18'5" x 3'4" (5.62 x 1.03)

Original Minton tiled floor, stairs to the first floor, front entrance door.

LOUNGE

12'1" x 12'4" (3.70 x 3.76)

Radiator, window to the front.

DINING ROOM

12'8" x 12'4" (3.87 x 3.76)

Large walk-in store cupboard, radiator, double glazed window to the rear.

KITCHEN

12'4" x 7'6" (3.77 x 2.30)

Stainless steel sink unit with single drainer and cupboard under, further wall and base cupboards, gas cooker point, plumbing for washing machine, window to the rear.

BATHROOM

A two piece suite comprising bath and wash hand basin with access to the WC with a low flush toilet.

FIRST FLOOR LANDING

Doors to bedrooms and store room.

STORE ROOM

8'6" x 2'10" (2.61 x 0.87)

BEDROOM ONE

12'4" x 12'1" (3.77 x 3.69)

Radiator, double glazed window to the front.

BEDROOM TWO

12'1" x 9'11" (3.7 x 3.04)

Radiator, double glazed window to the rear.

BEDROOM THREE

12'3" x 7'5" (3.75 x 2.28)

Radiator, double glazed window to the front.

OUTSIDE

The property fronts the pavement and has an enclosed rear yard and garden area.

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.

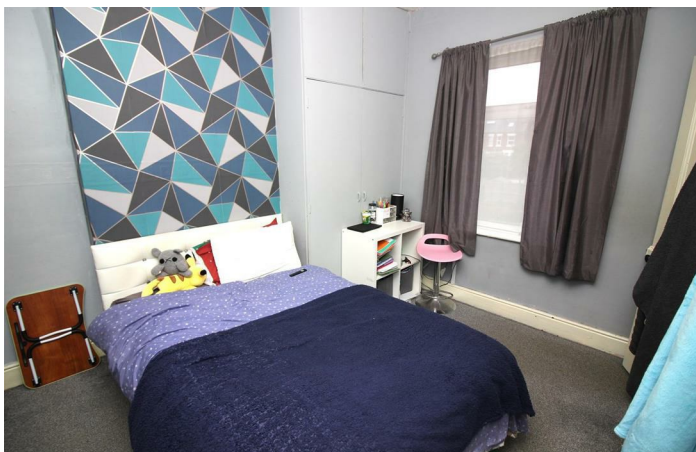
Additional Information

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.

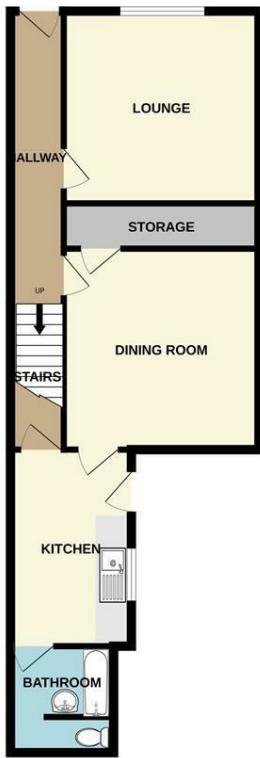
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

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.



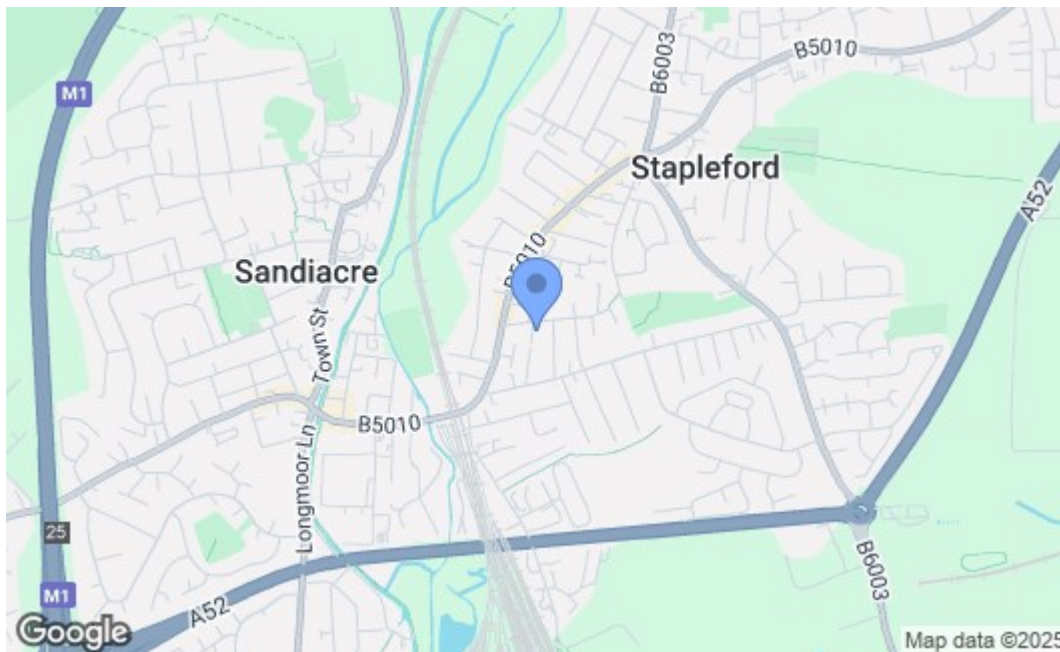
GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA - 1083 sq.ft. (100.6 sq.m.) approx.
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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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.