



Albert Avenue
Stapleford, Nottingham NG9 8ET

Guide Price £100,000 Freehold

A THREE BEDROOM SEMI DETACHED
HOUSE



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

Period three bedroom, two reception room semi detached house.

To be sold with tenant in situ. Current rent £650 PCM on a standard AST agreement with all current certification in place.

The property is centrally heated and does require some modernization, offers great long term buy to let potential.

The accommodation currently comprises entrance hall, lounge, separate dining room, kitchen and utility to the ground floor. The first floor landing provides access to three bedrooms and bathroom/WC.

The property is situated in a town centre location, with enclosed rear gardens (although somewhat overgrown).



ENTRANCE HALL

Front entrance door, stairs to the first floor, doors to lounge and dining room.

LOUNGE

11'10" x 11'11" increasing to 14'0" into bay (3.61 x 3.65 increasing to 4.27 into bay)
Radiator, bay window to the front.

DINING ROOM

11'11" x 11'10" (3.64 x 3.61)
Radiator, window to the rear.

KITCHEN

10'3" x 9'2" (3.13 x 2.81)
Stainless steel sink unit with single drainer and cupboard under, further wall and base cupboards with work surfacing, gas cooker point, plumbing for washing machine. Store cupboard, window and door to the rear. Door to utility room.

FIRST FLOOR LANDING

Doors to bedroom and bathroom.

BEDROOM ONE

11'11" x 12'9" to wardrobes (3.64 x 3.9 to wardrobes)
Fitted wardrobes, radiator, two windows to the front.

BEDROOM TWO

11'10" x 9'4" (3.61 x 2.86)
Radiator, window to the rear.

BEDROOM THREE

9'4" x 8'10" (2.85 x 2.71)
Radiator, window to rear. Built-in airing cupboard housing hot water cylinder.

BATHROOM

6'4" x 5'11" (1.95 x 1.81)
Three piece suite comprising wash hand basin, low flush WC, bath. Window.

OUTSIDE

The front is a walled-in garden with pedestrian access to the side of the house leading to the rear garden. There is a yard area surrounding the rear elevation and the main garden is overgrown.

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.

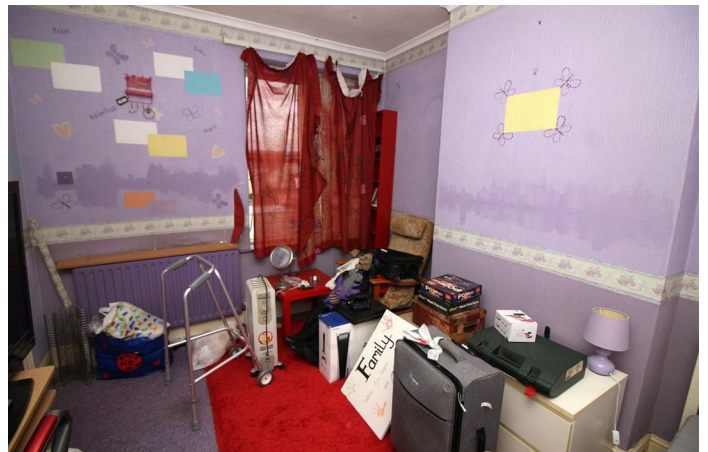
Additional Information

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).

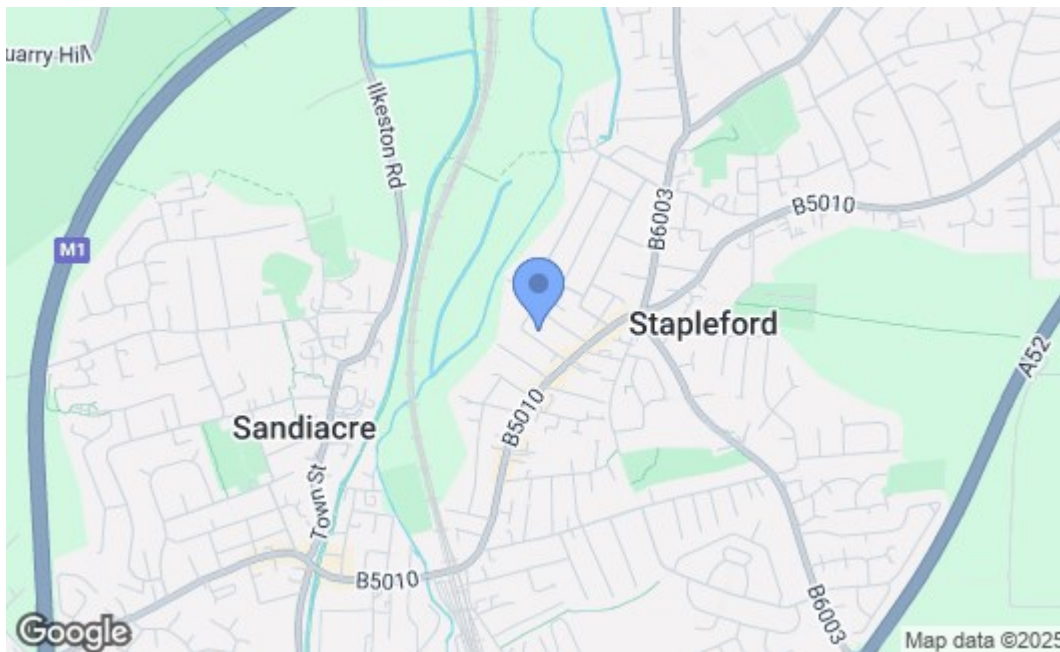
Guide Price & Reserve Price

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.





TOTAL FLOOR AREA: 1009 sq.ft. (93.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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 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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(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.