



Charles Avenue  
Stapleford, Nottingham NG9 8BB

A THREE BEDROOM DETACHED DORMER  
BUNGALOW.

**By Auction £220,000 Freehold**





FOR SALE BY UNCONDITONAL PUBLIC AUCTION ON 28/8/25

Tucked away from the hustle and bustle of everyday life is this individually designed and built traditional three bedroom detached dormer bungalow.

Offered to the market for the first time in a generation, this substantial property is situated on a large garden plot of 0.15 of an acre, with beautifully maintained gardens, a real gardener's delight. Situated in this small cul de sac of five dwellings, the property has a deep frontage providing parking for several vehicles, as well as gardens and access to a tandem double length detached garage.

The property offers spacious and adaptable accommodation which is central heated and comprises a central hallway, living room, generous open plan dining kitchen and conservatory. Also to the ground floor are two double bedrooms and family bathroom. The staircase from the hallway leads to the first floor accommodation where there is a double bedroom and dressing room.

Whilst tucked away in a secluded location, the property is far from isolated and is conveniently situated on the border of Bramcote which has a variety of facilities within walking distance including a bus service, doctors/dentist, as well as local schools if required. The town centre of Stapleford and larger town of Beeston are a short drive away, both offering a good variety of shops and amenities.

The property has the benefit of being sold with NO UPWARD CHAIN and offers scope for the incoming buyer to put their own mark upon it. Viewing is therefore recommended.





## ENTRANCE HALL

Double glazed front entrance door, radiator, stairs to the first floor with understairs store cupboard.

## LIVING ROOM

19'8" x 12'0" (6 x 3.68)

A light and airy room with inset flame-effect gas fire, two radiators, windows and door to the rear.

## DINING KITCHEN

21'9" x 11'9" (6.64 x 3.6)

There is a large dining area with two radiators, window to the side and step down to the kitchen. The kitchen comprises a range of wall, base and drawer units with worktops and inset single bowl sink unit with single drainer. Built-in appliances include electric double oven, hob and extractor hood. Integrated fridge/freezer. Concealed space and plumbing for washing machine. Windows to the side and rear. Door to conservatory.

## CONSERVATORY

7'2" x 9'10" (2.2 x 3)

Door and aspect to the rear garden.

## BEDROOM ONE

15'7" x 12'0" (4.75 x 3.68)

Fitted bedroom furniture including wardrobes and drawers. Radiator, walk-in bay window to the front.

## BEDROOM TWO

11'11" x 11'3" (3.65 x 3.43)

Fitted wardrobes, radiator, window to the front.

## FAMILY BATHROOM

Three piece suite comprising pedestal wash hand basin, low flush WC, tiled-in bath with a thermostatically controlled shower and screen over. Tiling to walls, radiator, window.

## FIRST FLOOR LANDING

Doors to bedroom three and dressing room.

## BEDROOM THREE

12'5" x 9'2" (3.8 x 2.8)

Built-in airing cupboard housing hot water cylinder. Radiator, fitted wardrobe, windows to the side and front.

## DRESSING ROOM

10'10" x 5'7" (3.32 x 1.71)

Currently with fitted wardrobes. Access to eaves storage.

## OUTSIDE

The property is set back from the road with a generous garden and frontage, wall-in with wrought iron gates to driveway providing parking for several vehicles. The paving forms part of the garden and there is a gravel bed and a variety of shrubs. The driveway runs to the side of the property giving access to the garage, as well as a pedestrian gate leading to the rear garden. The rear garden offers a private and tranquil setting, set around a lawn with particularly well-tended specimen trees and shrubs, and a variety of bedding. There are various paved patio and seating areas.

## GARAGE

34'5" x 8'1" (10.5 x 2.48)

Traditional brick construction with a pitched tile roof, light and power, courtesy door to the side, gardener's WC accessed externally where there is also a useful garden storage area.

## 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

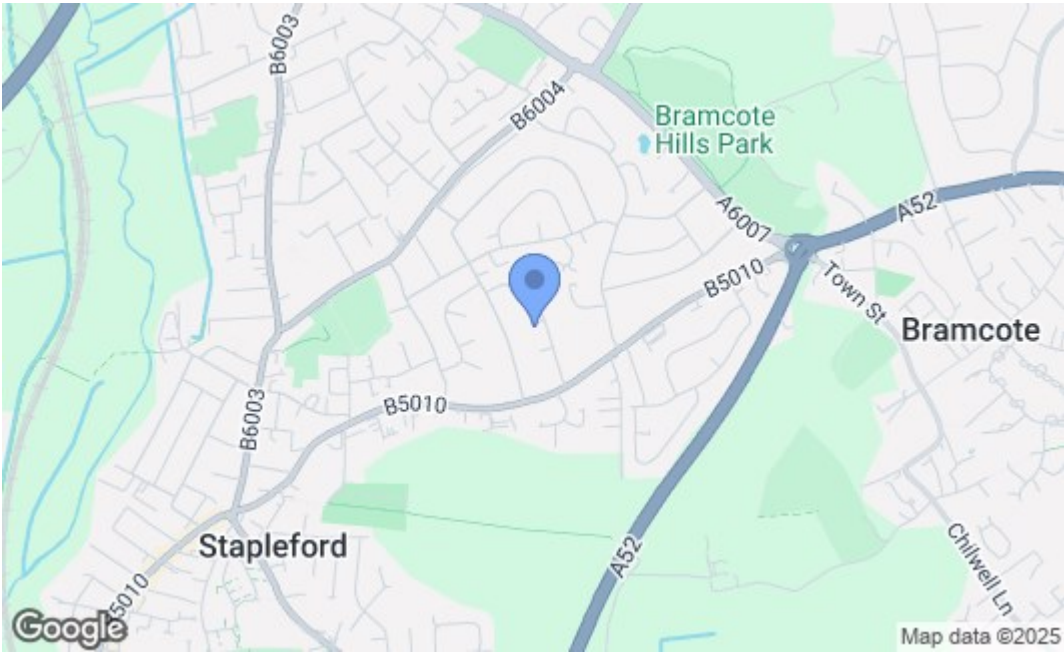
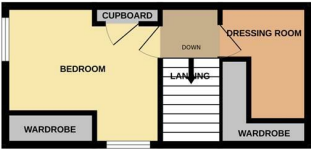
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.