



Birchwood Avenue,  
Long Eaton, Nottingham  
NG10 3NE

**£130,000 Freehold**



A TWO BEDROOM, TWO RECEPTION ROOM TERRACE PROPERTY IN NEED OF SOME UPGRADING.

Robert Ellis are delighted to offer to the market this terraced property on Birchwood Avenue. The property is ideal for a first time buyer or investor. Boasting two bedrooms, two reception rooms and the huge bonus of an upstairs bathroom, this property really needs to be viewed. The property does require some upgrading internally and is being sold with NO UPWARD CHAIN.

Benefiting from gas central heating and double glazing, the internal accommodation comprises of a lounge, separate dining room and kitchen to the ground floor. To the first floor, there are two double bedrooms and a bathroom.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there is a Sainsbury's convenience store on Tamworth Road, schools for all ages are within easy reach of the house, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the transport links include junctions 24 and 25 of the M1, Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Lounge

10'11" x 10'11" approx (3.33m x 3.33m approx)

Double glazed door and box window to the front, electric fire, coving, radiator and door to:

## Dining Room

10'11" x 11'11" approx (3.33m x 3.63m approx)

Double glazed stable door to the rear garden, understairs storage cupboard, radiator, door with stairs to the first floor, archway to:

## Kitchen

12'3" x 5'7" approx (3.73m x 1.70m approx)

Three double glazed windows to the rear, base units with work surfaces over, inset stainless steel sink and drainer, part tiled walls, space for a cooker and fridge freezer.

## First Floor Landing

Radiator and doors to:

## Bedroom 1

10'11" x 10'11" approx (3.33m x 3.33m approx)

Double glazed window to the front, radiator, built-in wardrobes and loft access hatch.

## Bedroom 2

11'11" x 7'11" approx (3.63m x 2.41m approx)

Double glazed window to the rear and a radiator.

## Bathroom

Double glazed window to the rear, panelled bath, radiator, low flush w.c., pedestal wash hand basin, cupboard housing a boiler and part tiled walls.

## Outside

The rear garden has panelled fencing to the boundaries, rear access, two brick outhouses, lawned garden with shrubs to the borders.

## Directions

Proceed out of Long Eaton along Tamworth Road and after the canal bridge Birchwood Avenue can be found as a turning on the right hand side.

8449AMCO

## Council Tax

Erewash Borough Council Band A

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 13mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

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 for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

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.

## Guide Price and Reserve

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).

## Additional Information

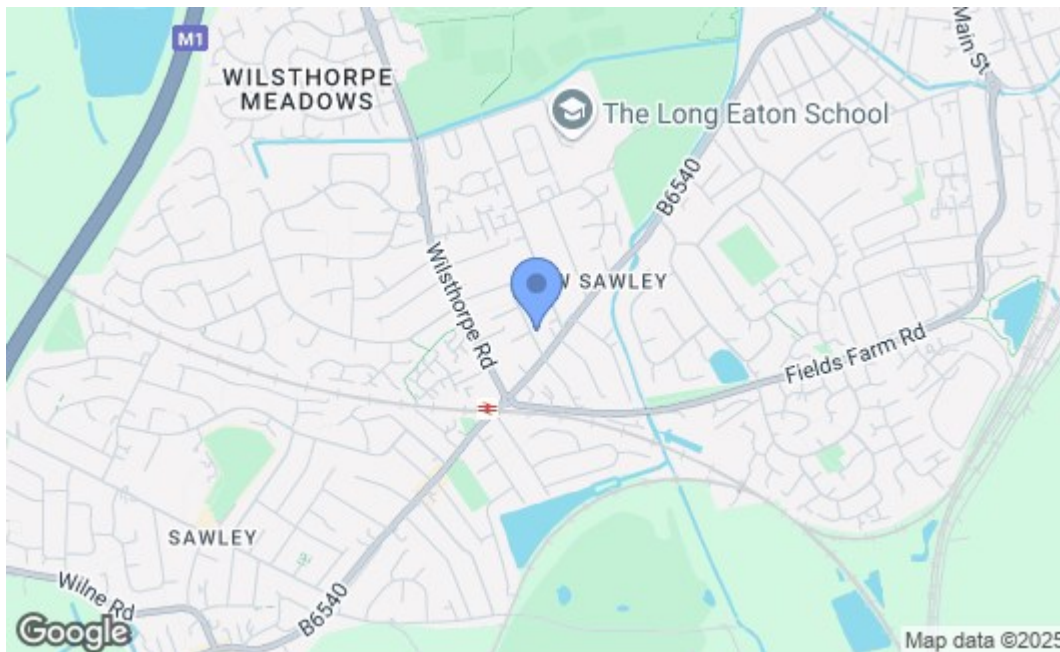
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## SDL Link

<https://www.sdlauctions.co.uk/property/46242/terraced-house-for-auction-nottingham/>





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.