

Robert Ellis

look no further...



Albert Road,
Long Eaton, Nottingham
NG10 1JZ

£135,000 Plus Freehold

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A GENEROUSLY SIZED THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING, GARDEN AND GARAGE BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN AND SOLD AT AUCTION, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are pleased to be instructed to market this spacious three bedroom semi-detached house that is being sold by auction and with no onward chain. The property is constructed of brick to the external elevations and has single glazing and gas central heating throughout. This property would be suitable for investors who are looking to renovate the property and an internal viewing prior to auction is recommended.

In brief, the property comprises an entrance hallway with a built in storage cupboard, bat fronted lounge, spacious dining room and kitchen. To the first floor, the landing leads to three generously sized bedrooms, a bathroom suite and separate WC. To the exterior, the property benefits off street parking via a driveway and access into the concrete section garage through an up and over manual door with a large turfed garden to the rear.

Located in the popular residential town of Long Eaton, close to and within walking distance to a wide range of local schools, shops and parks. The property is situated within the heart of the town centre and has fantastic transport links such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations.



Entrance Hall

Wooden front door, carpeted flooring, radiator, built in storage cupboard, painted plaster ceiling, ceiling light.

Lounge

13'3 x 13'1 (4.04m x 3.99m)

Wooden single glazed bay window overlooking the front, carpeted flooring, radiator, gas fire, painted plaster ceiling, ceiling light.

Dining Room

13'1 x 11'4 (3.99m x 3.45m)

Wooden single glazed window overlooking the side and rear, carpeted flooring, radiator, gas fire, textured ceiling, ceiling light.

Kitchen

15'3 x 7'9 (4.65m x 2.36m)

Wooden single glazed window overlooking the side and rear, wooden door leading to the rear, tiled flooring, space for washing machine, integrated electric electric oven, gas hob, space for fridge/freezer, painted plaster ceiling, ceiling light.

First Floor Landing

Carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom One

13'1 x 13'3 (3.99m x 4.04m)

Wooden single glazed bay window overlooking the front, carpeted flooring, radiator, electric heater, fitted wardrobes, textured ceiling, ceiling light.

Bedroom Two

11'4 x 10'0 (3.45m x 3.05m)

Wooden single glazed window overlooking the side and rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Three

7'9 x 11'9 (2.36m x 3.58m)

Wooden single glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Shower Room

5'7 x 6'0 (1.70m x 1.83m)

Wooden single glazed patterned window overlooking the side, vinyl flooring, wall mounted sink, walk in shower, storage cupboard, ceiling light.

WC

2'7 x 4'7 (0.79m x 1.40m)

Wooden single glazed patterned window overlooking the side, vinyl, WC, painted plaster ceiling, ceiling light.

Outside

To the front there is off street parking via a driveway with access into the concrete section garage and large turfed garden.

Directions

Proceed out of Long Eaton along Tamworth Road and at the main traffic light junction turn right into Broad Street and right again into Albert Road. 8557RS

SDL Link

<https://www.sdlauctions.co.uk/property/46618/semi-detached-house-for-auction-nottingham/>

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -

Standard 16 mbps

Superfast 77 mbps

Ultrafast 1800 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

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.

Additional Info

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 and Reserve

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.

Council Tax

Erewash Borough Council Band B





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		
(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.