

King Street  
Long Eaton, Nottingham NG10 4LJ

A TWO BEDROOM MID TERRACED HOUSE

**By Auction £90,000 Freehold**





FOR SALE BY PUBLIC AUCTION. THURSDAY 26th JUNE 2025

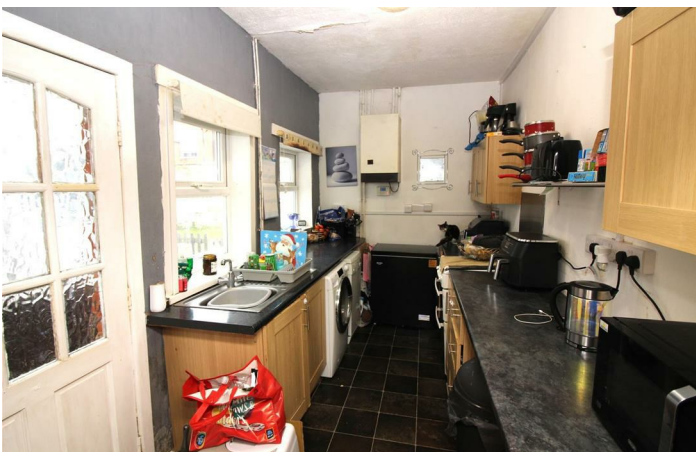
A traditional two bedroom mid terraced house previously rented for £750 PCM on an assured shorthold tenancy agreement However will be sold with VACANT POSSESSION

Situated towards the end of this residential street, the end of which gives access to West Park.

The property is centrally heated and double glazed in the main, and comprises lounge, separate dining room and kitchen to the ground floor. The first floor landing provides access to two double bedrooms, the second giving access to the bathroom.

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

THE property will require some modernisation but for now is certainly in a habitable condition with all current certificates in place.





## LOUNGE

25'3" x 12'1" (7.7 x 3.70)

Radiator, double glazed window to the front. Wooden front entrance door.

## INNER HALLWAY

Stairs to first floor, door to dining room.

## DINING ROOM

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

Radiator, double glazed window to the rear.

## KITCHEN

13'1" x 7'0" (4 x 2.14)

Stainless steel sink unit with single drainer and cupboard under, further cupboards, work surfacing, plumbing for washing machine and gas cooker point. Gas boiler (for central heating and indirect hot water), double glazed window. Wooden rear exit door.

## FIRST FLOOR LANDING

Doors to bedrooms.

## BEDROOM ONE

12'6" x 12'1" (3.82 x 3.70)

Overstairs store cupboard, radiator, double glazed window to the front.

## BEDROOM TWO

12'1" x 12'1" (3.7 x 3.7)

Radiator, double glazed window to the rear, door to the bathroom.

## BATHROOM

13'0" x 5'10" (3.98 x 1.8)

Three piece suite comprising wash hand basin, low flush WC, bath. Built-in airing cupboard with hot water cylinder. Double glazed window.

## OUTSIDE

The property fronts the pavement and there is a shared gated access at the end of the terrace leading to the rear where the property has a yard and further garden 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).

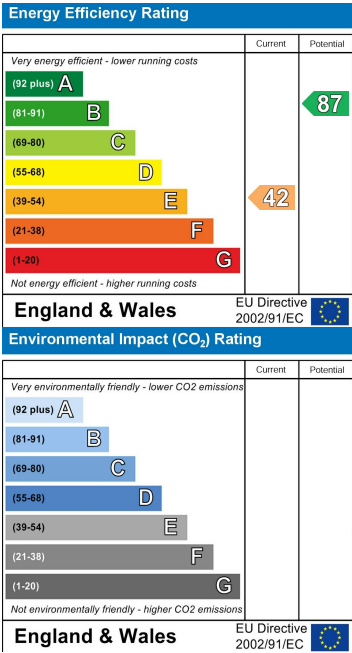
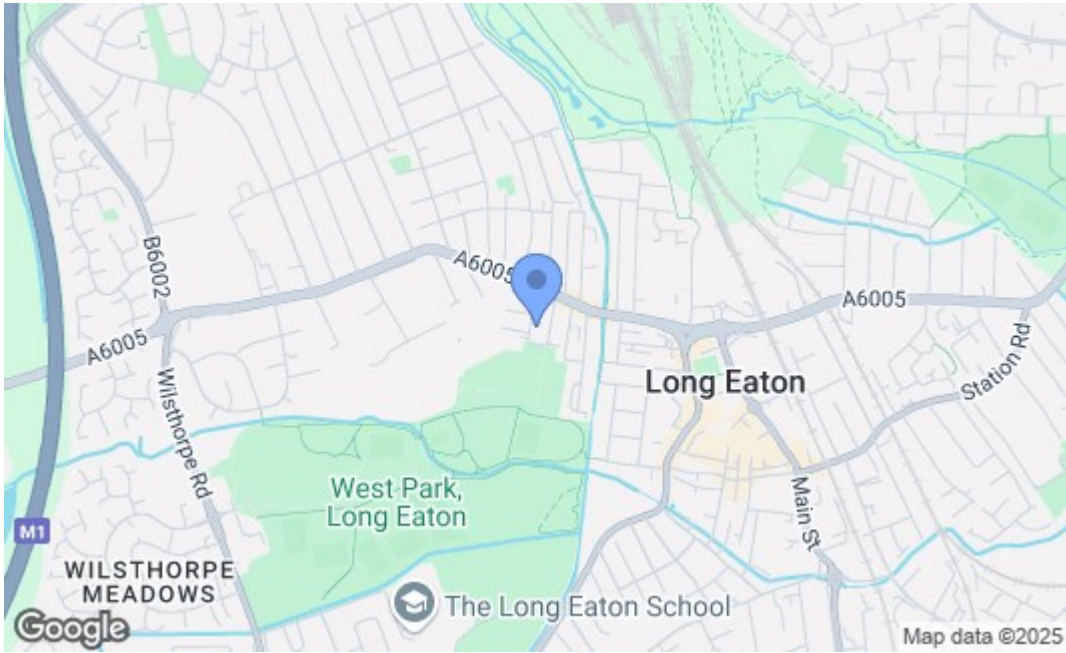
## Guide Price & Reserve Price

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.





TOTAL FLOOR AREA : 841 sq.ft. (78.2 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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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.