

Robert Ellis

look no further...



Prince Street,
Long Eaton, Nottingham
NG10 4LH

Price Guide £89,500
Plus Fees - Freehold

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A THREE BEDROOM MID TERRACE BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are delighted to offer to the market a fantastic opportunity for a INVESTOR to purchase this three bedroom terraced property. The property is need of refurbishment throughout and is located in a central spot within Long Eaton, situated just off Derby Road. Ideally positioned for West Park and a stones throw from Long Eaton Cricket Club as well as being ideally located for a range of shop and amenities. The property offers three bedrooms and an upstairs bathroom and a good sized rear garden. Long Eaton is also fantastic for transport and link roads, boasting a train station and just a short distance from the A50, A52 and M1.

The property requires upgrading throughout and internal accommodation briefly compromises of a lounge, kitchen to the ground floor and three bedrooms and a bathroom to the first floor.

Being found on Prince Street this property is within a few minutes walk of the Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, healthcare and sports facilities which include the Clifford Gym in the centre of town and West Park Leisure Centre and adjoining playing fields on the outskirts of Long Eaton and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Lounge

13'6 × 12'6 approx (4.11m × 3.81m approx)

Double glazed door and window to the front, stairs to the first floor and open to:

Kitchen

13'6 × 12'5 approx (4.11m × 3.78m approx)

With a range of matching wall and base units with work surfaces over, sink and drainer, double glazed window and door to the rear, tiled flooring, part tiled walls, space for a cooker and fridge freezer.

First Floor Landing

Loft access hatch and doors to:

Bedroom 1

9'1 × 9'9 approx (2.77m × 2.97m approx)

Double glazed window to the rear and a radiator.

Bedroom 2

12'5 × 7'11 approx (3.78m × 2.41m approx)

Double glazed window to the front and a radiator.

Bedroom 3

9'2 × 5'7 approx (2.79m × 1.70m approx)

Double glazed window to the front and a radiator.

Bathroom

Double glazed window to the rear, part tiled walls, panelled bath, low flush w.c., pedestal wash hand basin, extractor fan.

Outside

There is a small frontage to the property.

The rear garden is laid mainly to lawn, outhouse with plumbing for a washing machine and dryer.

Directions

Proceed out of Long Eaton along Derby Road and after the canal bridge turn left into King Street and Prince Street can be found on the right hand side.

AMCO

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, Virgin

Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water 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.

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).

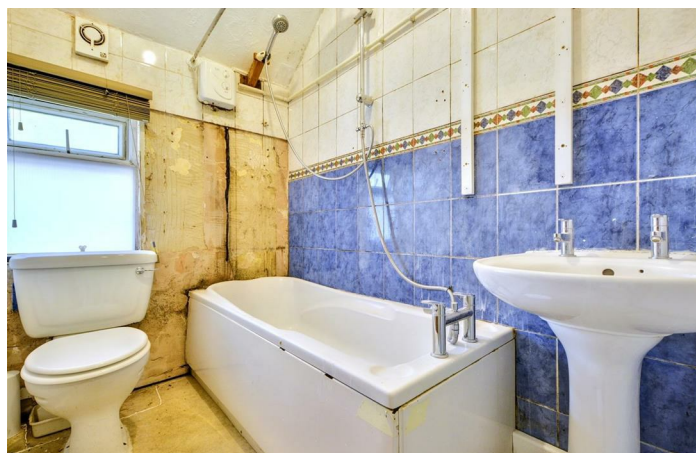
Guide Price and Reserve

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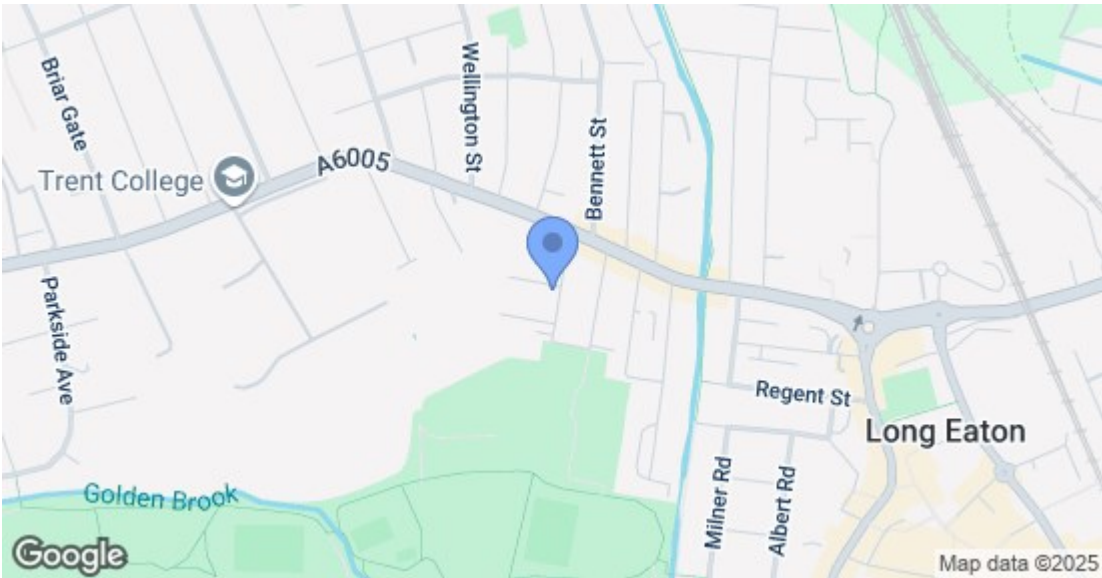
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SDL Link

<https://www.sdlauctions.co.uk/property/46855/terraced-house-for-auction-nottingham/>



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		60
(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.