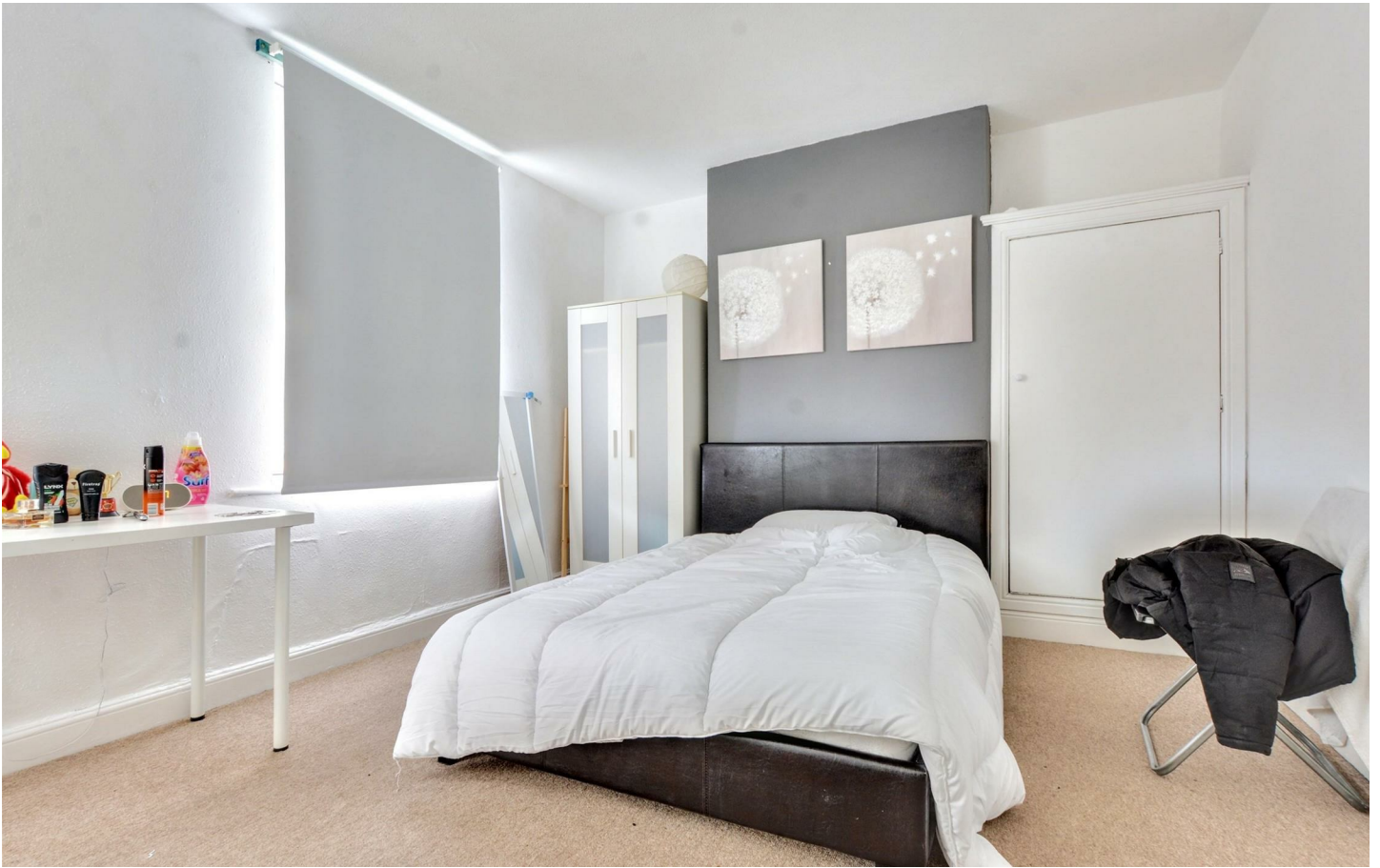




Alberta Terrace
New Basford, Nottingham NG7 6JA

By Auction £130,000 Freehold

AUCTION - Spacious 5-Bedroom HMO –
Alberta Terrace, NG7 – Ideal Investment
Opportunity



AUCTION THURSDAY 26TH JUNE 2025!

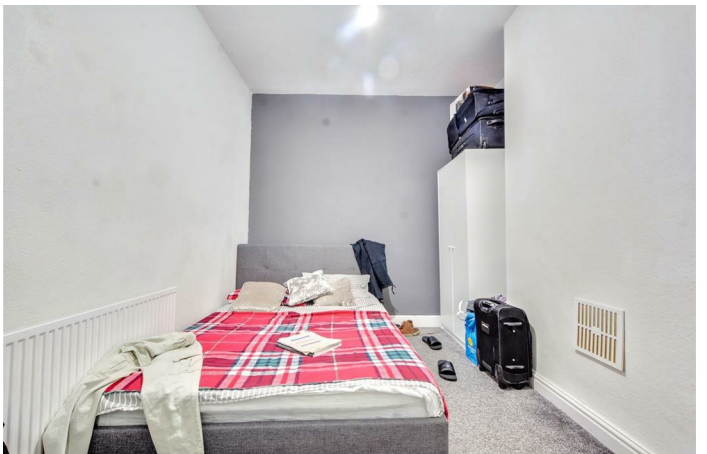
Located on a traditional Victorian palisade terrace, this substantial three-storey property on Alberta Terrace is currently operating as a fully licensed 5-bedroom HMO. Tenanted by working professionals, it offers an immediate income stream for landlords seeking a strong rental investment in a high-demand area.

Upon entry, the property welcomes you with a spacious entrance hall. To the left is the first double bedroom, featuring a bay-fronted window and generous proportions. Beyond lies a central reception room, currently used as a communal dining space—ideal for shared living. The rear of the property hosts a fully equipped shared kitchen with ample storage and worktop space, and access to a low-maintenance courtyard garden via a UPVC door.

On the first floor are two further double bedrooms, including a particularly spacious front-facing room, as well as a modern three-piece bathroom and a separate WC to serve all occupants. The second floor offers two additional double bedrooms, both bright and well-proportioned, completing the accommodation.

The property is ideally located in the popular NG7 area, within easy reach of Nottingham City Centre—just a short bus or tram ride away. It's also close to a wide range of local amenities including supermarkets, independent shops, cafes, and takeaways. Forest Fields and The Arboretum are nearby, offering attractive green space, and there are excellent public transport links with multiple bus routes and tram stops just a few minutes' walk away. The location is particularly appealing for professionals working at nearby institutions such as Nottingham City Hospital, QMC, and Nottingham's two universities.

With high rental demand, characterful Victorian features, and spacious, well-maintained interiors, this is a fantastic opportunity for landlords or investors looking to expand their portfolio with a proven HMO in a thriving part of the city.



Entrance Hallway

Wooden entrance door to the front elevation, laminate floor covering, wall mounted radiator, emergency lighting, carpeted staircase leading to the first floor landing, doors leading off to:

Bedroom A

UPVC bay fronted window to the front elevation, laminate floor covering, wall mounted radiator, fire door.

Dining Room

12'4" x 11'3" approx (3.779 x 3.439 approx)

UPVC window to the rear elevation, laminate floor covering, coving to the ceiling, door leading to the kitchen.

Kitchen

6'7" x 11'6" approx (2.018 x 3.529 approx)

UPVC windows to the side and rear elevations, wooden door to the side elevation leading to the rear garden, door leading to the cellar, parquet flooring, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, tiled splashbacks, integrated oven with four ring gas hob over and extractor hood above.

Cellar

First Floor Landing

Carpeted flooring, emergency lighting, carpeted staircase leading to the second floor landing, doors leading off to:

WC

Linoleum floor covering, tiling to the walls, WC, handwash basin with mixer tap.

Bathroom

6'7" x 4'9" approx (2.028 x 1.450 approx)

Tiled splashbacks, linoleum flooring, panelled bath with electric shower over, WC, vanity handwash basin with mixer tap and storage cupboard below, UPVC window to the side elevation.

Bedroom B

8'11" x 12'5" approx (2.733 x 3.805 approx)

UPVC window to the rear elevation, wall mounted radiator, carpeted flooring, fire door.

Bedroom C

14'8" x 11'4" approx (4.475 x 3.476 approx)

Two UPVC windows to the front elevation, carpeted flooring, wall mounted radiator, built-in storage cupboard, fire door.

Second Floor Landing

UPVC window, carpeted flooring, loft access, doors leading off to:

Bedroom D

12'5" x 8'10" approx (3.789 x 2.693 approx)

UPVC window to the rear elevation, carpeted flooring, wall mounted radiator, fire door.

Bedroom E

14'10" x 11'4" approx (4.545 x 3.477 approx)

Two UPVC windows to the front elevation, carpeted flooring, wall mounted radiator, fire door, fitted storage.

Rear of Property

To the rear of the property there is an enclosed gravelled rear garden with walled boundaries, side access to the front of the property.

Front of Property

To the front of the property there is a gated front garden with pathway leading to the front entrance door, pathway to the side of the property providing rear access.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 17mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: 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 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.

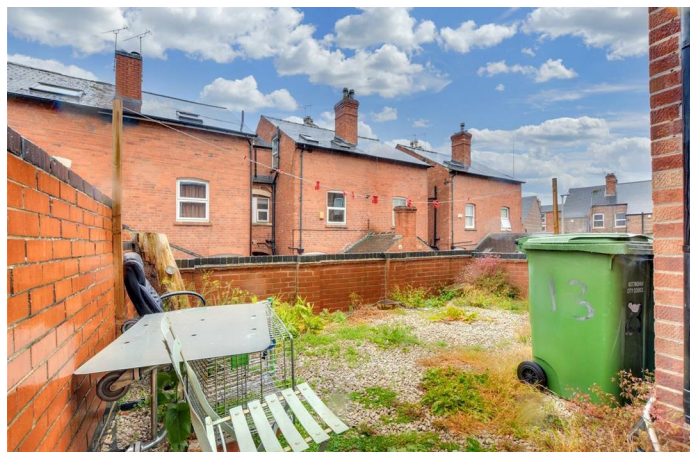
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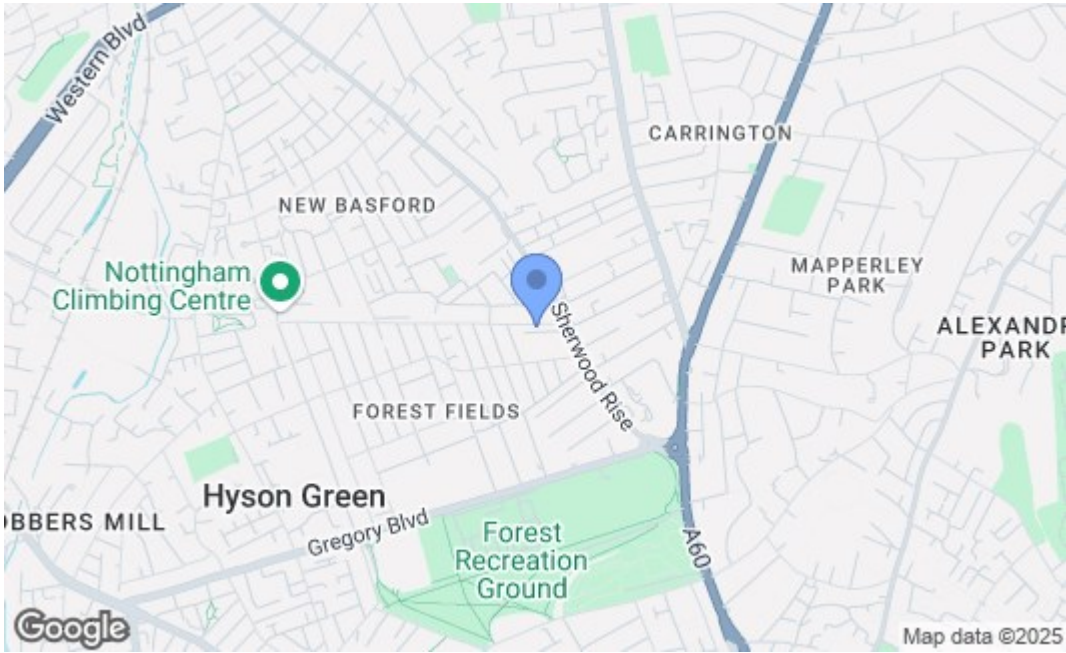
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

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		83
(81-91) B		
(69-80) C		
(55-68) D	55	
(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.