

Robert Ellis

look no further...



Long Lane,
Attenborough, Nottingham
NG9 6BQ

£95,000 Freehold

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Located in the charming area of Attenborough, Nottingham, this semi-detached house on Long Lane offers a perfect opportunity to remodel, upgrade and renovate to suit the needs of any potential purchasers taste and requirements. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the property is both practical and functional, making it a wonderful place to call home.

Attenborough is known for its picturesque surroundings and community spirit, making it an excellent choice for those who appreciate a tranquil lifestyle while still being close to the amenities of Nottingham. With local parks and nature reserves nearby, outdoor enthusiasts will find plenty of opportunities for leisure and recreation.

This semi-detached house on Long Lane is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest in a promising location, this home offers a fantastic opportunity to enjoy the best of both worlds. Do not miss the chance to view this lovely property and envision your future in this delightful setting.



Entrance Hall

UPVC double glazed front door with flanking window, radiator, stairs to the first floor, UPVC double glazed window to the side, and door to the kitchen and lounge diner.

Lounge Diner

22'6" x 12'2" (6.87m x 3.73m)

UPVC double glazed window to the front, three radiators, UPVC double glazed French doors with flanking windows to the rear.

Kitchen

8'11" x 8'10" (2.74m x 2.71m)

Wall and base units, work surfaces, sink with drainer and a mixer tap, UPVC double glazed window to the side, and door to the rear hallway and WC.

First Floor Landing

UPVC double glazed window to the side, loft hatch and doors to the bathroom and three bedrooms.

Bedroom One

12'1" x 9'8" (3.7m x 2.97m)

UPVC double glazed window to the front and radiator.

Bedroom Two

12'1" x 8'11" (3.7m x 2.74m)

Fitted wardrobes, UPVC double glazed window to the rear and radiator.

Bedroom Three/study

6'11" x 6'9" (2.11m x 2.06m)

UPVC double glazed window to the front.

Bathroom

Incorporating a three-piece suite comprising: panelled bath, pedestal wash-hand basin, WC, UPVC double glazed window to the rear, tiled splashbacks, and radiator.

Outside

To the front of the property you will find a concrete driveway, mature garden, and access down the side of the property to the garage and rear garden.

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.

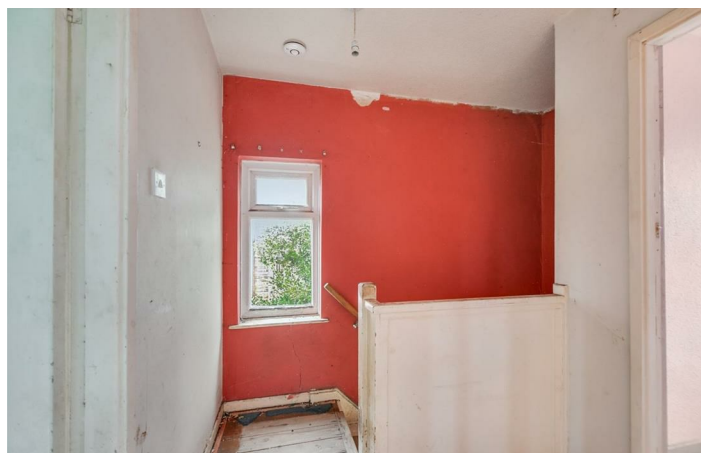
Additional Information

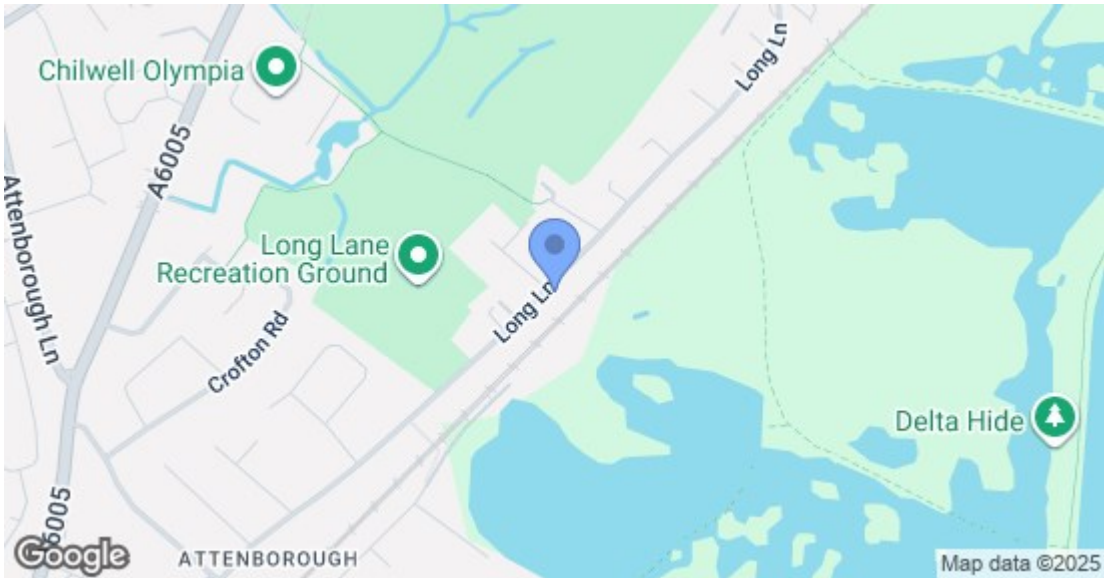
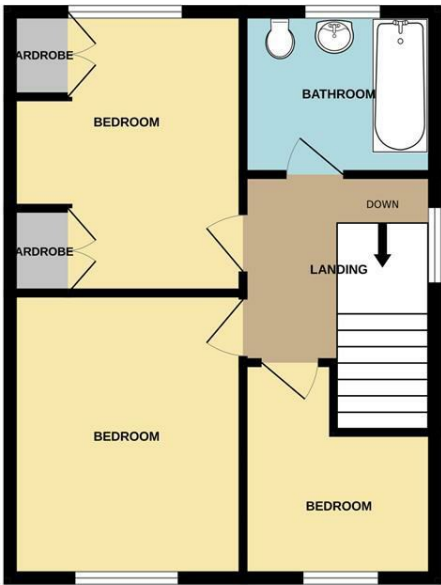
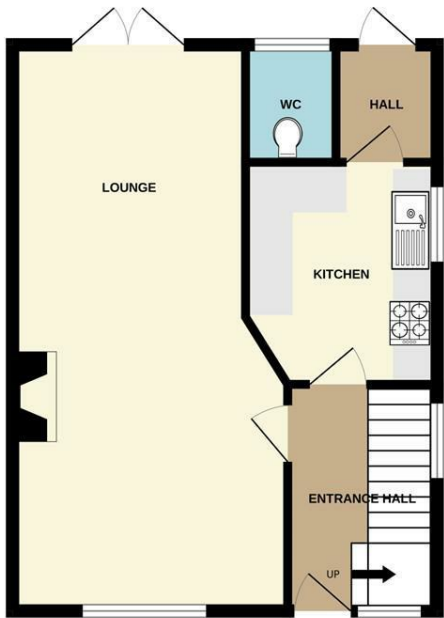
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

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.





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.