

# Robert Ellis

*look no further...*



Oxford Street,  
Long Eaton, Nottingham  
NG10 1JR

**£145,000 Freehold**

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WELL PRESENTED AND SPACIOUS,, FREEHOLD END-TERRACED PROPERTY THAT HAS BEEN CONVERTED INTO THREE SEPARATE FLATS, BEING SOLD WITH NO ONWARD CHAIN AND SOME TENANTS IN SITU.

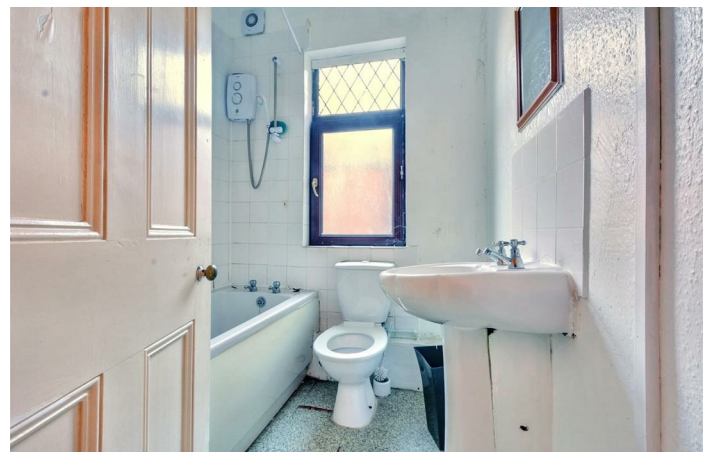
Robert Ellis are pleased to be instructed to market this freehold mid terraced property that has been converted into three flats with fire doors fitted throughout and some tenants in situ. To the ground floor there is a one bedroom flat with use of the garden space. To the first floor, there is a one bedroom flat with separate rooms individually accessed off a shared hallway with access to the second floor flat through a locked door located within the shared hallway. To the second floor there is a studio flat with a kitchenette and shower room. All properties require a parking permit for the on street parking located at the front of the property, paid for by the tenant and supplied by Erewash Borough Council. This is a fantastic investment opportunity with the flats currently generating approximately £15,000 per annum with rents that could be increased. This property is being sold with the benefit of no onward chain and is recommended that prospective buyers take an internal viewing.

The property is classed as HMO but does not need a license only a periodic inspection by Erewash Borough Council where the owner is required to supply gas safety Inspection Certificates where applicable, electrical safety certificates, confirmation of Fire Alarm & emergency lighting inspection and maintenance visits. All smoke and heat detectors and emergency lighting and alarm sirens are hard wired. The property benefits from electric heating throughout.

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 with supermarkets and healthcare facilities on the doorstep. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations just a short drive away.

Agent note: Please note that the floorplan for this property is a replica of flats 8A, 8B and 8C to give prospective buyers an idea of the property layouts. We cannot gain access to flats within properties 4 and 6 currently due to having tenants in situ and therefore the floorplans and pictures presented are only an example on the layout and interior based on number 8 information provided by the current owner.

DISCLAIMER: Please note the internal photos used are of 8 Oxford Road. These are used for representation purposes only due to no access available and both offering similar layouts. Prospective buyers are advised to view the legal pack and carry out their own due diligence prior to placing their bid as this will be binding.



#### 6a Kitchen

10'5 x 9'4 approx (3.18m x 2.84m approx)

uPVC double glazed window overlooking the rear with door to the rear, wall and base units, integrated oven with electric hob and overhead extractor fan, space for washing machine, space for fridge/freezer, pantry, painted plaster ceiling, ceiling light.

#### 6a Shower Room

5'6 x 9'4 approx (1.68m x 2.84m approx)

WC, pedestal sink, shower unit, built in storage cupboard housing the boiler, wooden flooring.

#### 6a Lounge

13'5 x 13'4 approx (4.09m x 4.06m approx)

uPVC double glazed window overlooking the rear, electric fire and electric storage heater, carpeted flooring, painted plaster ceiling, ceiling light.

#### 6a Bedroom

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

UPVC double glazed window to the front, electric storage heater, built in cupboard, carpeted flooring, painted plaster, ceiling light.

#### 6b Kitchen

10'3 x 9'5 approx (3.12m x 2.87m approx)

uPVC double glazed window overlooking the rear, space for washing machine, painted plaster ceiling, ceiling light.

#### 6b Lounge

14' x 15'3 approx (4.27m x 4.65m approx)

uPVC double glazed window overlooking the rear, electric fire and electric storage heater, carpeted flooring, painted plaster ceiling, ceiling light.

#### 6b Bedroom One

14'3 x 14'4 approx (4.34m x 4.37m approx)

Double glazed window to the front, electric storage heater, carpeted flooring, painted plaster ceiling, ceiling light.

#### 6b Bathroom

6'1 x 5'8 approx (1.85m x 1.73m approx)

A white three piece suite comprising of a panelled bath, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, electric shower and UPVC double glazed window to the side.

#### 6c Lounge

15'9 x 21'6 approx (4.80m x 6.55m approx)

UPVC double glazed window to the front, door to storage in the eaves with plumbing for the washing machine, carpeted flooring, painted plaster ceiling, ceiling light.

#### 6c Kitchen

5'4 x 5'2 approx (1.63m x 1.57m approx)

Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer, built-in cooker with electric hob, tiled walls and splashbacks and extractor fan.

#### 6c Shower Room

5'3 x 4'6 approx (1.60m x 1.37m approx)

Walk-in shower cubicle with electric shower over, wash hand basin and low flush w.c., tiled walls and splashbacks.

#### Outside

All properties require a permit for on street parking which the tenant is liable to pay for from Nottingham City Council.

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -

Standard 18 mbps

Superfast 72 mbps

Ultrafast 1000 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 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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#### SDL Link







| 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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.