



Richmond Avenue  
Sandiacre, Nottingham NG10 5GY

**By Auction £170,000 Freehold**

OFFERED FOR SALE BY WAY OF  
UNCONDITIONAL PUBLIC AUCTION ON  
THE 29TH OCTOBER 2025.  
AN EXTENDED THREE BEDROOM  
DETACHED HOUSE.





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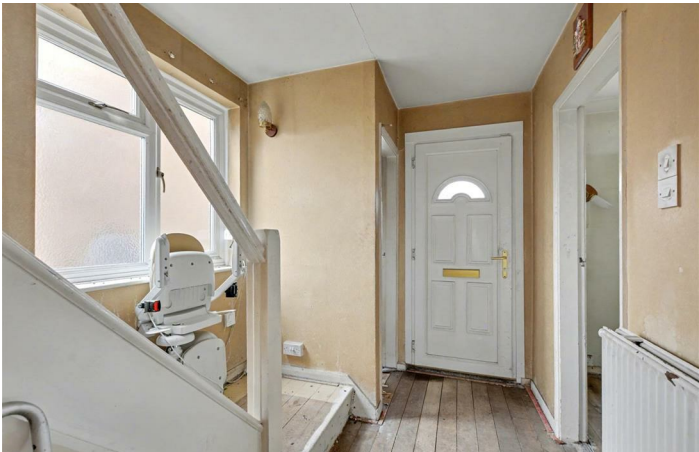
A surprisingly spacious and extended three double bedroom, three reception room detached house. Requiring full modernisation and improvement.

Situated in a small cul de sac on a substantial garden plot of 0.015 of an acre, this property has been extended from its original form with a two storey extension to the rear, currently providing accommodation as follows: entrance hall; lounge with connecting door to dining room; fitted kitchen with connecting door also to dining room with archway leading to a large sitting room to the rear. To the first floor, the landing provides access to three double bedrooms, the principal with a dressing area and en-suite shower room. There is also a large, extended family bathroom.

Externally, the property is set back from the road with a driveway and off-street parking for several vehicles and a detached brick built double garage. The rear gardens are over two levels and offer a good degree of privacy.

Situated in a prime residential location, great for families and commuters alike, as schools for all ages are within walking distance as are local amenities and a regular bus service. The A52 and Junction 25 of the M1 motorway are a short drive away, giving great commutability.

The property is sold as seen and requires a full program of modernisation and improvement, offering fantastic potential to be modelled into a substantial family home.



## ENTRANCE HALL

Cloaks cupboard, stairs to the first floor, doors to lounge and kitchen.

## LOUNGE

11'3" increasing to 14'1" into bay x 12'11" (3.44 increasing to 4.31 into bay x 3.94)

Double glazed square bay window to the front and connecting door to dining room.

## KITCHEN

11'9" x 10'2" (3.59 x 3.1)

Stainless steel sink unit with single drainer and cupboard under. Gas cooker point. Opening to sitting room, door to dining room and door to side porch.

## SIDE PORCH

Double glazed window and door to rear garden.

## DINING ROOM

8'11" x 8'2" (2.72 x 2.50)

Archway to sitting room.

## SITTING ROOM

20'0" x 11'8" (6.12 x 3.58)

A substantial room with double glazed windows and French doors opening to the rear garden.

## FIRST FLOOR LANDING

Access to bedrooms and bathroom. Hatch and ladder to partially boarded loft which has a double glazed window to the gable end.

## BEDROOM ONE - DRESSING AREA

10'2" x 8'2" (3.10 x 2.51)

Opening to bedroom.

## BEDROOM ONE

12'4" x 13'0" (3.78 x 3.98)

Double glazed windows to the rear, access to en-suite.

## EN-SUITE

A three piece suite comprising wash hand basin, low flush WC and shower cubicle.

## BEDROOM TWO

11'5" x 11'4" (3.48 x 3.47)

Double glazed window to the front.

## BEDROOM THREE

11'1" reducing to 8'2" x 5'3" x 8'8" (3.38 reducing to 2.50 x 1.62 x 2.65)

Double glazed window to the front.

## BATHROOM

15'8" x 6'1" increasing to 6'7" (4.8 x 1.86 increasing to 2.03)

Four piece suite comprising wash hand basin, low flush WC, bath and shower cubicle. Double glazed window.

## OUTSIDE

The property is situated towards the end of a small cul de sac and set back from the road with a section of garden laid to lawn. There is a

driveway providing off-street parking for several vehicles in tandem which leads to further hard standing beyond which is a detached brick built double garage. There is pedestrian access between the garage and the property to the rear garden where there is a patio area and steps leading to the main lower garden which is laid to lawn flanked with mature trees and shrubs.

## 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.

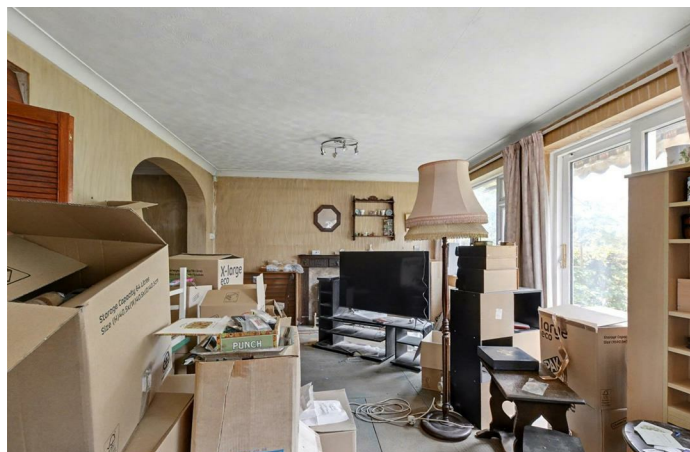
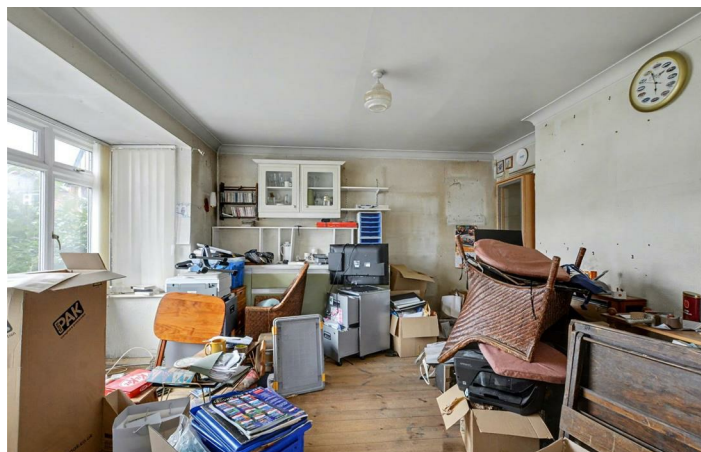
### Additional Information

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.

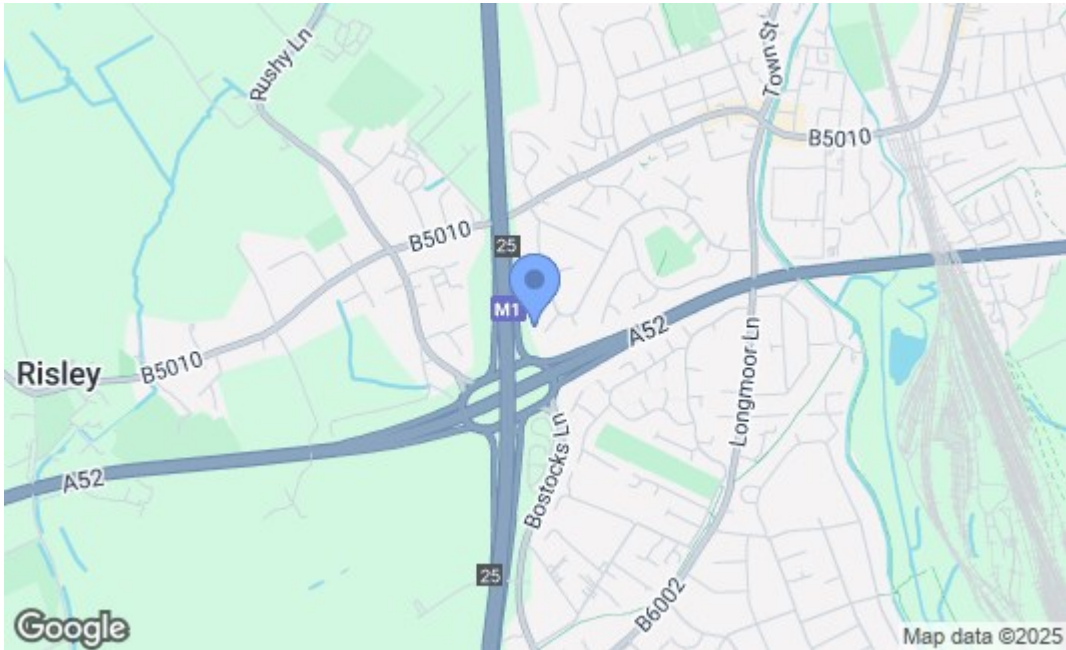
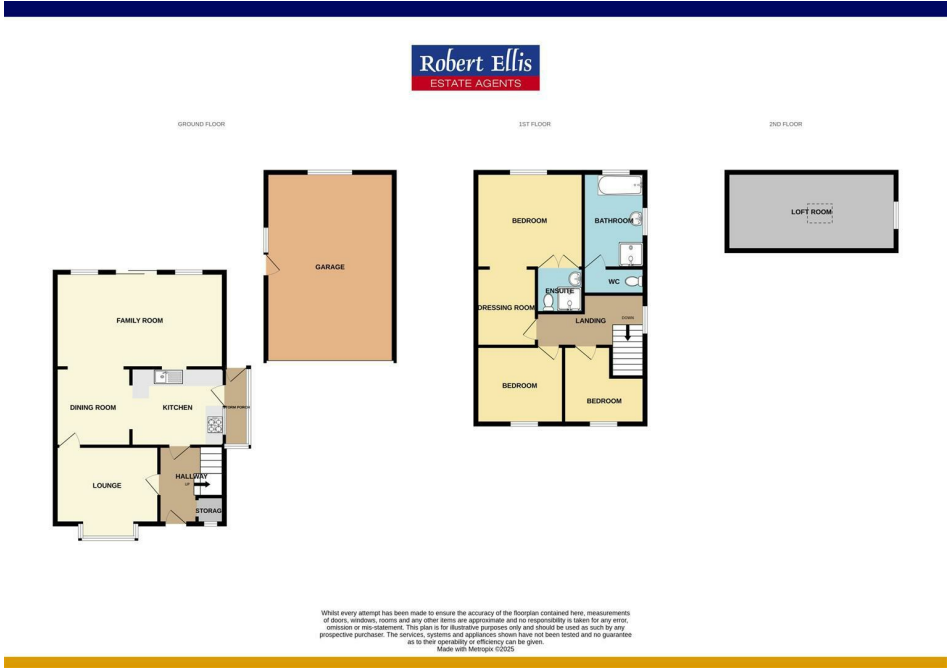
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

### 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.







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		
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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.