



Antill Street
Stapleford, Nottingham NG9 7FT

A TWO DOUBLE BEDROOM END
TERRACED HOUSE. AUCTION DATE : 28TH
MAY 2026.

Guide Price £75,000 Freehold



For sale by unconditional public auction on the 28th May 2026.

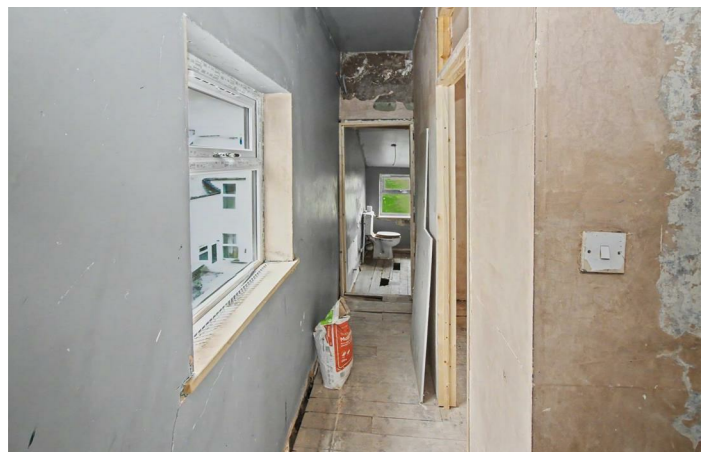
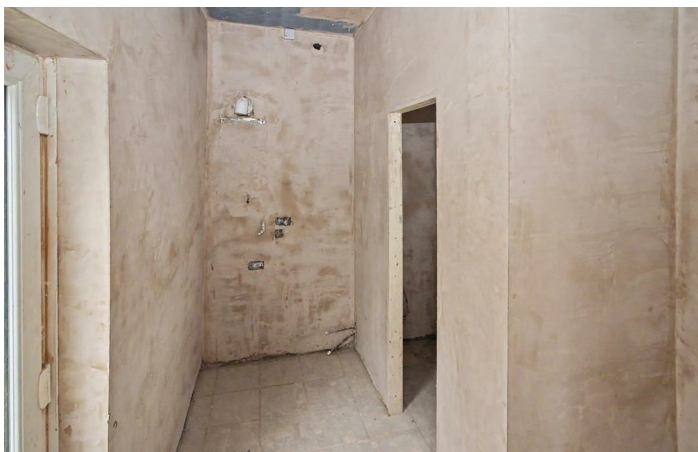
A two double bedroom traditional end terraced house. This 19th/20th Century property has had some recent improvements and now requires refurbishment. Benefitting from a new roof covering, replacement uPVC double glazed windows and composite front door, first fix wiring, plumbing and re-plastering throughout, the building offers a blank canvas to allow the incoming purchaser to complete the refurbishment.

Currently a "shell", the accommodation comprises lounge, lobby with stairs leading to a cellar and open to what would be a dining kitchen. Beyond this, is a sizeable utility space and potential for a ground floor cloaks/WC. Rising to the first floor, the landing gives access to both bedrooms and what would be the bathroom currently with WC.

Situated at the head of this no-through road, what sets this property apart from many is the fact that it benefits from a dropped kerb and off-street parking to the side. The rear gardens are expansive and offer a blank canvas.

Situated on a residential street, a stone's throw from the town centre of Stapleford, offering a good variety of local shops and amenities, schools for all ages are within walking distance of the property, as is a regular bus service.

We believe this property will make a fantastic investment either to complete the renovation and sell on or as a long term buy to let opportunity.



LOUNGE

11'10" x 11'11" (3.62 x 3.64)

Composite double glazed front entrance door, double glazed window. Door opening to lobby.

LOBBY

Stairs leading to the cellar open to the kitchen.

KITCHEN

9'9" x 12'0" (2.99 x 3.67)

Door opening to staircase leading to the first floor, two double glazed windows. Door opening to utility room.

UTILITY ROOM

9'3" x 6'9" reducing to 4'2" (2.83 x 2.08 reducing to 1.28)

Plumbing and fixings for boiler, space for fridge/freezer, uPVC double glazed door (approx. 3 years old) to the rear garden. Opening to what could be a cloaks/WC with double glazed window.

FIRST FLOOR LANDING

Double glazed window, door openings to bedrooms and bathroom.

BEDROOM ONE

11'10" x 11'10" (3.63 x 3.62)

Double glazed window to the front.

BEDROOM TWO

9'10" x 8'10" (3 x 2.7)

Overstairs store cupboard with access to loft, double glazed window to the rear.

BATHROOM

9'5" x 6'5" (2.89 x 1.97)

Currently housing a WC and with first fix plumbing for bath or shower and hand basin, double glazed window.

OUTSIDE

The property fronts the pavement and has a dropped kerb adjacent leading to a paved off-street parking facility. This runs along the side of the property to the rear garden which is sloping and expansive, fenced and walled in.

Auction Terms

The sale of this property will take place on the stated date

by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

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

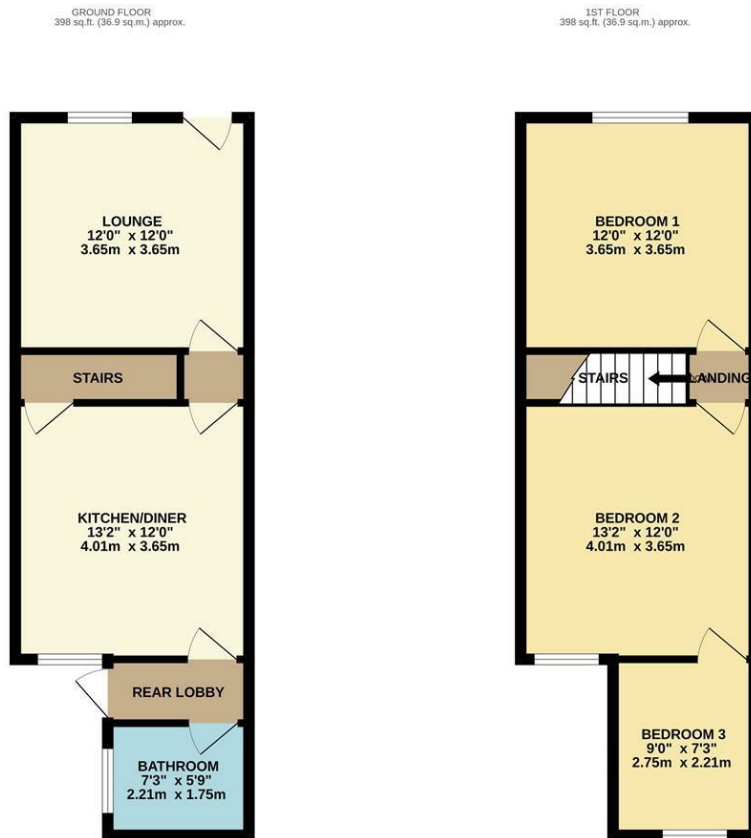
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

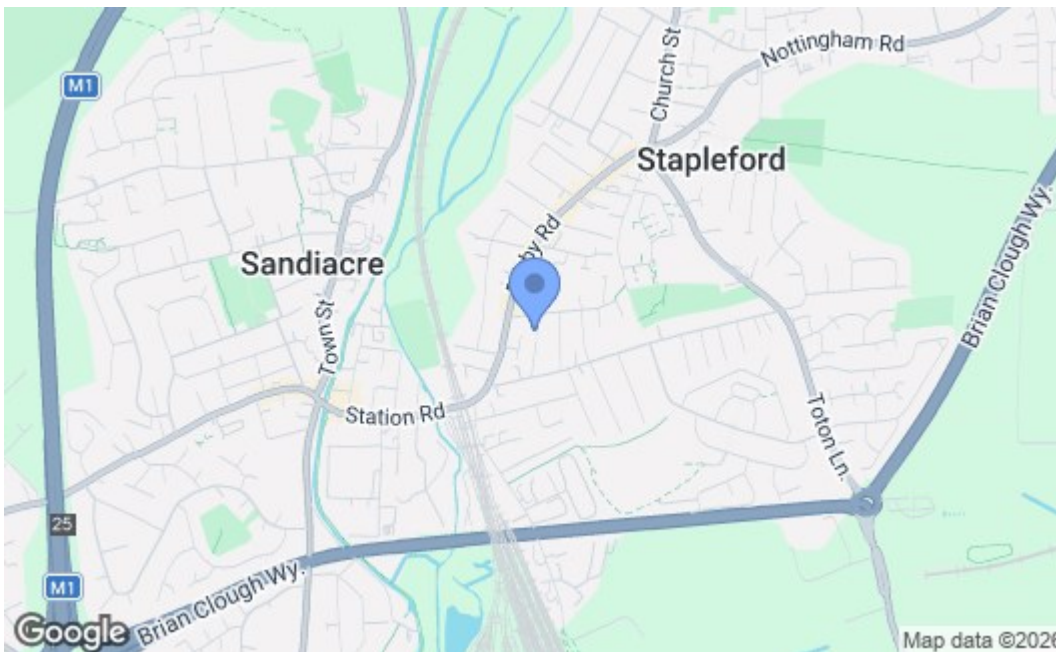
Guide Price & Reserve Price

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.





TOTAL FLOOR AREA: 795 sq.ft. (73.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
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.