



**Mulberry Gardens
Nottingham NG6 8JJ**

By Auction £75,000 Freehold

**** AUCTION ** RENOVATION ** THREE
BEDROOM, MID TERRACE IN BULWELL,
NOTTINGHAM ****



****FOR SALE VIA AUCTION** **RENOVATION OPPORTUNITY****

Robert Ellis Estate Agents are delighted to present to the market this fantastic three-bedroom mid-terrace family home, situated in the popular area of Bulwell, Nottingham.

Upon entering the property, you are welcomed into the entrance hallway, which provides access to the downstairs WC, a useful storage cupboard, and the kitchen. The kitchen leads through to the dining room, which in turn opens into the lounge with French doors overlooking the rear garden. To the first floor, the landing provides access to three well-proportioned bedrooms, the family bathroom, and two additional storage cupboards.

Externally, the property benefits from an enclosed rear garden with an outbuilding and gated access. To the front, there is a generous lawned garden with fenced boundaries and established shrubbery.

The home is in need of a full renovation, making it an ideal project for investors, developers, or buyers looking to create a home to their own specification. Located in Bulwell, the property is well placed for a range of local shops, schools, transport links and everyday amenities, with convenient access to Nottingham City Centre, surrounding areas and the M1 motorway.

Contact the office today to arrange your viewing before it is too late!



Entrance Hallway

12'4" x 5'11" approx (3.77 x 1.81 approx)

UPVC double glazed entrance door, tiled flooring, wall mounted radiator, staircase leading to the first floor landing, doors leading off to:

Ground Floor WC

2'8" x 5'1" approx (0.82 x 1.57 approx)

Tiled flooring, WC, handwash basin with separate hot and cold taps, tiled splashbacks, UPVC double glazed window to the front elevation.

Storage Cupboard

2'7" x 7'0" approx (0.81 x 2.15 approx)

Tiled flooring.

Kitchen

10'9" x 10'6" approx (3.28 x 3.21 approx)

Vinyl flooring, a range of wall and base units with worksurfaces over, space and point for cooker, stainless steel sink with mixer tap, tiled splashbacks, UPVC double glazed window to the rear elevation, UPVC double glazed door leading to the garden, archway to dining room.

Dining Room

8'8" x 9'6" approx (2.64m x 2.90m approx)

Tiled flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, single glazed wooden French doors leading through to the garden.

Lounge

13'5" x 10'7" approx (4.10 x 3.23 approx)

Tiled flooring, UPVC double glazed window to the front elevation.

First Floor Landing

6'4" x 8'6" approx (1.93m x 2.59m approx)

Original floorboards, doors leading off to:

Storage Cupboard

2'9" x 2'7" approx (0.84 x 0.79 approx)

Storage Cupboard

2'7" x 3'5" approx (0.79 x 1.05 approx)

Bedroom One

10'9" x 12'3" approx (3.29 x 3.74 approx)

Original floorboards, wall mounted radiator, UPVC double glazed window to the front elevation.

Bedroom Two

12'9" x 10'9" approx (3.91 x 3.29 approx)

Original floorboards, UPVC double glazed window to the rear elevation, wall mounted radiator.

Bedroom Three

10'2" x 8'7" approx (3.10 x 2.62 approx)

Original floorboards, UPVC double glazed window to the front elevation, wall mounted radiator.

Bathroom

6'5" x 6'6" approx (1.96 x 2.00 approx)

Original floorboards, UPVC double glazed window to the rear elevation, tiled splashbacks, WC, handwash basin with separate hot and cold taps, panelled bath with electric shower over.

Outside

Front of Property

To the front of the property there is a garden laid to lawn with entrance pathway leading to the front entrance door.

Rear of Property

To the rear of the property there is an enclosed rear garden with patio area and outbuilding, gated access to the rear.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 13mbps Ultrafast 5500mbps

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 TERMS

Auction Details

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, and are payable immediately upon exchange of contracts:

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

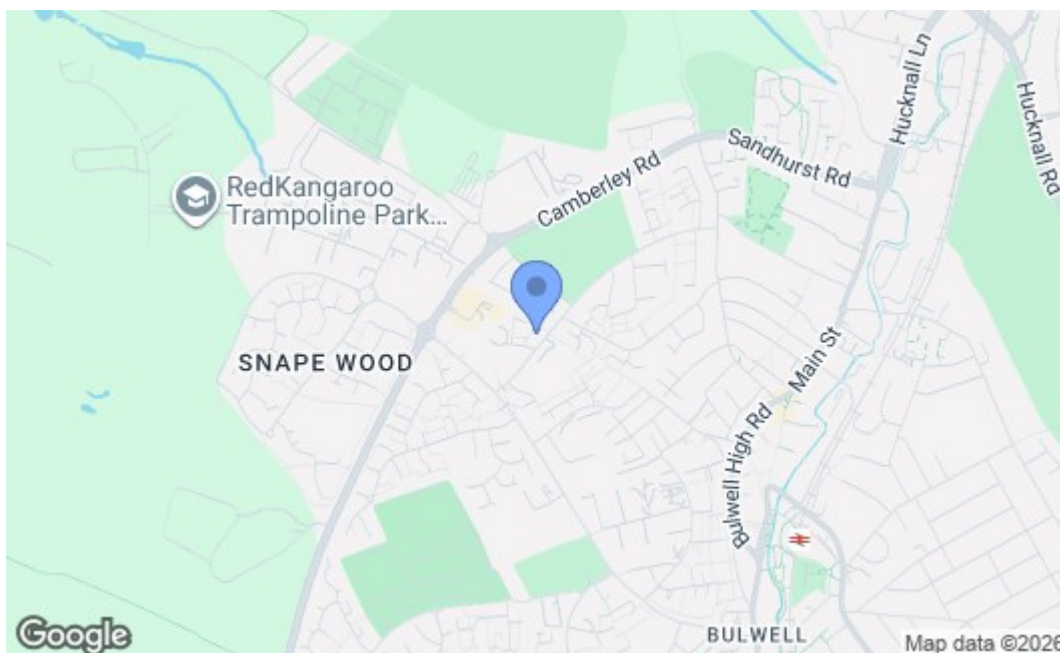
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

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.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			82 50
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC			

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