



**Allwood Gardens  
Hucknall, Nottingham NG15 7RD**

**\*\* GUIDE PRICE £180,000 - £190,000 \*\*  
A TWO BEDROOM DETACHED  
BUNGALOW SITUATED IN HUCKNALL,  
NOTTINGHAM.**

**By Auction £110,000 - £200,000 Freehold**



\*\* FOR SALE VIA AUCTION \*\* GUIDE PRICE £110,000 - £125,000 \*\*

Robert Ellis Estate Agents are delighted to bring to the market this TWO BEDROOM DETACHED BUNGALOW situated in Hucknall, Nottingham.

The property is situated within close proximity to local shops, eateries and transport links such as a tram link and bus routes. The property is within walking distance of Titchfield Park and Ballers and Hackers Driving Range, alongside being a short drive to Bestwood Country Park, Mills Lakes and Bulwell Hall Golf Course.

Upon entry, you are welcomed into the entrance hallway which leads to the lounge, kitchen, double bedrooms and shower room.

Bedroom Two is currently being dressed as a Dining Room, Previously used as a Art Room.

The home offers a private enclosed wrap around garden with flowerbeds shrubbery and hedging with fencing surrounding.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY - Contact the office to arrange your viewing.



### Entrance Hallway

10'9" x 10'5" approx (3.3 x 3.2 approx)

Wooden entrance door to the side elevation leading into the Entrance Hallway. Carpeted flooring. Wall mounted radiator. Ceiling light points. Internal doors leading into Lounge, Kitchen, Dining Room, Bedroom and Shower Room

### Lounge

17'4" x 10'5" approx (5.3 x 3.2 approx)

UPVC double glazed windows to the front and side elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point. Feature stained glass window looking into Kitchen. Feature fireplace with marble hearth and surround

### Kitchen

9'10" x 11'9" approx (3 x 3.6 approx)

UPVC double glazed windows to the front and side elevations. Wooden flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of wall, base and drawer units incorporating worksurfaces above. Stainless steel sink and drainer unit with hot and cold taps above. Space and point for freestanding cooker. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer

### Bedroom One

12'9" x 9'2" approx (3.9 x 2.8 approx)

UPVC double glazed windows to the side and rear elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point.

### Bedroom Two / Dining Room

8'10" x 12'1" approx (2.7 x 3.7 approx)

UPVC double glazed windows to the side and rear elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point.

### Shower Room

7'6" x 5'10" approx (2.3 x 1.8 approx)

UPVC double glazed window to the side elevation. Tiled splashbacks. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a walk-in shower enclosure with electric shower unit above, pedestal sink with hot and cold taps and a low level flush WC

### Outside of Property

The property benefits from a private wrap around garden that can be viewed from every room. This garden has laid paths, a small patio and easy climb steps to a seating area offering great views of the whole garden. The ground has been terraced into two levels allowing for easy access. The whole garden has been planted with easy care shrubs, flower borders and ground covering plants to create a low maintenance but colourful space. There is one small watertight garden shed and two other seating areas offering different views of the garden.

### Council Tax

Local Authority Ashfield

Council Tax band B

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 17mbps Ultrafast 1000mbps

Phone Signal – Vodafone

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 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.

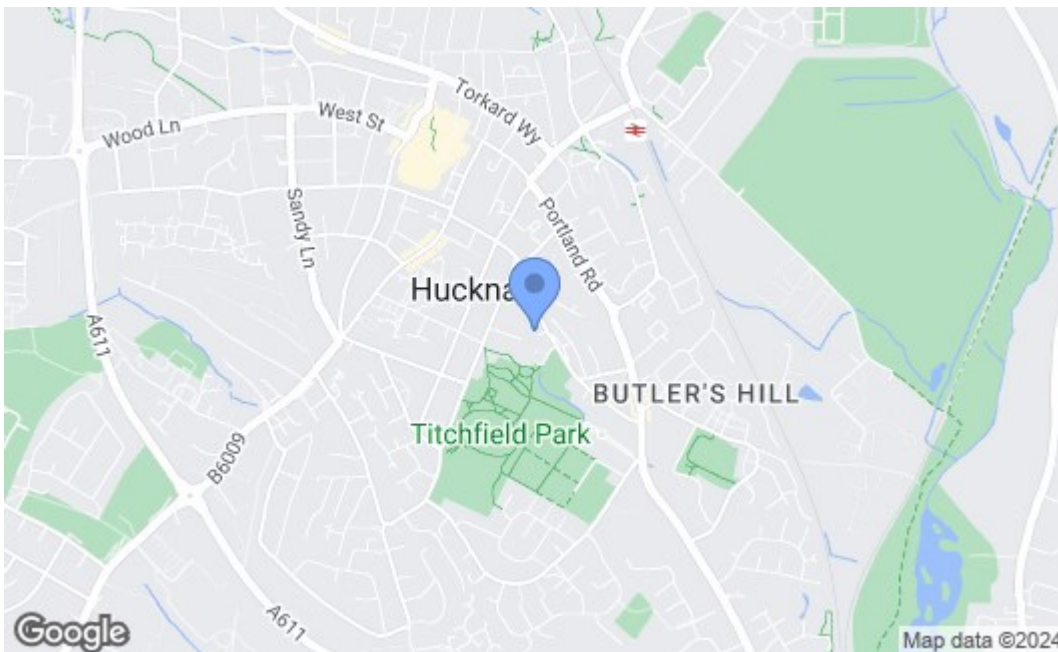
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

### Guide Price & 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.



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 86        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 65                      |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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 |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.