Robert Ellis

*look no further. . .*

Church Street
Eastwood, Nottingham NG16 3HS

A THREE STOREY THREE BEDROOM END TERRACED HOUSE SOLD AS AN INVESTMENT OPPORTUNITY WITH TENANTS IN SITU.

**Guide Price £39,500 Freehold**

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET FOR SALE BY AUCTION ON 30TH SEPTEMBER 2026 THIS THREE STOREY, THREE BEDROOM END TERRACED HOUSE TO BE SOLD AS AN INVESTMENT OPPORTUNITY WITH TENANTS IN SITU, CURRENTLY PAYING £725 PCM.

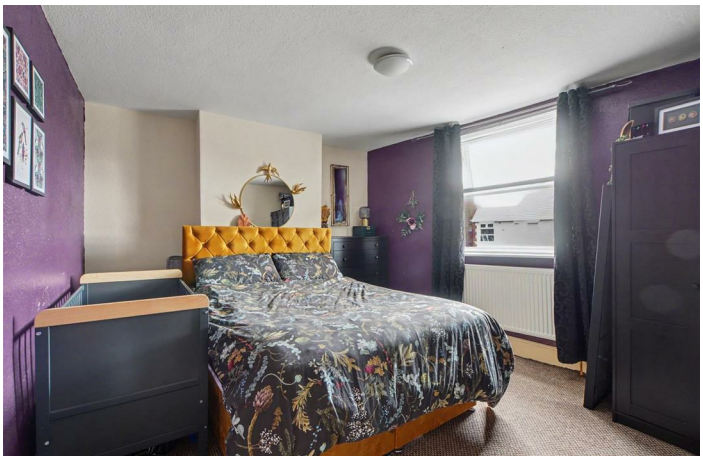
With accommodation over three floors, the ground floor comprises front room, inner lobby, living room and kitchen. The first floor landing then provides access to two bedrooms and the bathroom. A further staircase rises to the top floor third bedroom.

The property also benefits from gas fired central heating, double glazing, small parking area to the side and a generous rear garden.

The property is being sold by Auction on 30th September 2026 as a going investment concern with tenants in situ, currently paying £725 PCM having been in residence since January 2020.

The property offers easy access to the nearby town centre amenities, as well as good open countryside space, transport links, shops and services.

We believe the property will make an ideal addition to a rental portfolio.



## SITTING ROOM
13'8" x 11'10" (4.19 x 3.61)
uPVC panel and double glazed front entrance door, double glazed window to the front (with fitted blinds), meter cupboard, radiator and door to inner lobby.

## INNER LOBBY
2'11" x 2'10" (0.89 x 0.88)
Doors to reception rooms.

## LIVING ROOM
13'4" x 12'9" (4.08 x 3.90)
Double glazed window to the rear (with fitted blinds), central chimney breast incorporating opening for freestanding fire, media points, radiator, wall light points, staircase rising to the first floor and opening through to the kitchen.

## KITCHEN
15'5" x 7'7" (4.71 x 2.32)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and draining board with mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, space for fridge/freezer, plumbing for white goods, two double glazed windows to the side, uPVC panel and double glazed exit door.

## FIRST FLOOR LANDING
Doors to both bedrooms, bathroom and further staircase rising to the top floor.

## BEDROOM ONE
13'7" x 11'8" (4.15 x 3.58)
Double glazed window to the front and radiator.

## BEDROOOM TWO
9'6" x 6'7" (2.90 x 2.03)
Double glazed window to the rear and radiator.

## BATHROOM
9'8" x 6'3" (2.96 x 1.93)
Three piece suite comprising panel bath with glass screen, mixer tap and shower attachment, wash hand basin with mixer tap and WC. Double glazed window to the rear, tiled floor, radiator and extractor fan.

## TOP FLOOR BEDROOM
20'5" max x 13'6" (6.23 max x 4.12)
Two radiators, double glazed window to the side with fantastic views over the surrounding area.

## OUTSIDE
The property is approached via a paved entrance to the front entrance door with brick rendered wall and adjacent small parking area to the left hand side of the property with access into the rear garden.

## TO THE REAR
The rear garden is of a good overall size, fenced in to both sides with a generous lawn and planted flowerbeds down the left hand side. The property also benefits from an initial good size paved patio area (ideal for entertaining), pedestrian access onto the driveway and to the front.

## DIRECTIONS
From the centre of Eastwood, turn off onto Church Street where the property can then be found a little further along on the right hand side.

## AUCTION DETAILS
Costs
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

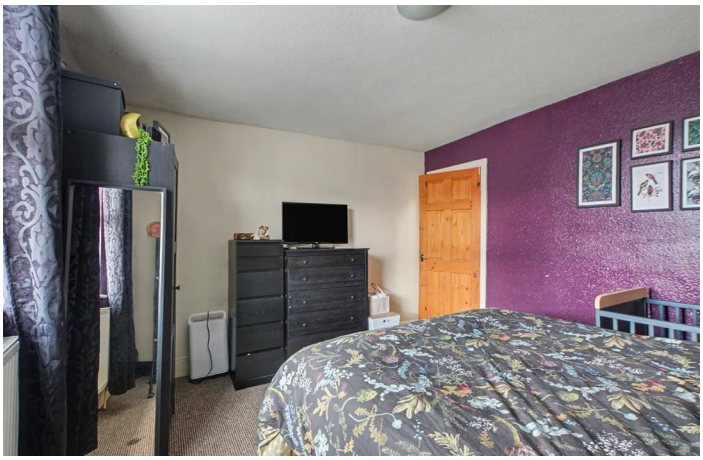
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

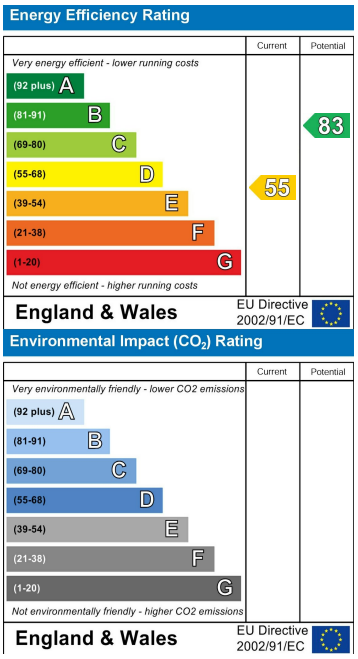
This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

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.
General
Note
Please be advised that whilst our joint agent has conducted an inspection, the auctioneers have not personally inspected the property. Prospective buyers are advised to make any independent enquiries before placing their bid, as this will be binding.

Draft Sales Particulars
These sales details are awaiting vendor approval






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.

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