Robert Ellis

look no further. . .







Edward Street

Stapleford, Nottingham NG9 8FH

AN EDWARDIAN TWO BEDROOM DETACHED HOME IN NEED OF GENERAL MODERNISATION & IMPROVEMENT. OFFERED FOR SALE WITH NO UPWARD CHAIN.

Guide Price £100,000 Freehold

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FOR SALE BY AUCTION ON 29TH OCTOBER 2026.

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN VIA AUCTION THIS EDWARDIAN TWO BEDROOM DETACHED HOME POSITIONED WITHIN WALKING DISTANCE OF THE NEARBY TOWN CENTRE AMENITIES.

With accommodation over two floors, the ground floor comprises entrance porch leading through to entrance hallway, living room, dining room and kitchen. The first floor landing then provides access to two bedrooms and a bathroom.

The property benefits from gas central heating, double glazing and an enclosed rear garden.

The property is located within walking distance of the nearby town centre amenities, as well as excellent nearby transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

There is also easy access to a variety of nearby schooling for all ages, as well as open space including the Erewash Canal footpath.

The property is in need of general modernisation and improvement throughout.

We highly recommend an internal viewing.





AUCTION DETAILS
The auction will take place over two days, commencing on 28 October 2026. Properties will be allocated to either Day 1 or Day 2 when the catalogue is finalised. The specific auction date and lot number for this property will be confirmed once the catalogue has been published.

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 necessary independent enquiries before placing their bid, as this will be binding.

Draft Sales Particulars
These sales details are awaiting vendor approval

ENTRANCE PORCH
Georgian-style panel and glazed front entrance door, timber panelling to dado height, tiled floor and further panel and glazed door into the hallway.

ENTRANCE HALL
13'3" x 3'4" (4.05 x 1.04)
Staircase rising to the first floor, radiator, coat pegs, decorative coving, archway and door to dining room.

LIVING ROOM
11'8" x 11'2" (3.58 x 3.42)
Double glazed window to the front, radiator, decorative exposed brick fireplace with log effect fire, shelving, fitted storage cabinet and archway through to the dining room.

DINING ROOM
12'0" x 11'7" (3.67 x 3.54)
Double glazed window to the rear, radiator, shelving, display plate rack, TV point and central chimney breast incorporating a marble-style fireplace with coal effect fire.

KITCHEN
11'10" x 8'7" (3.63 x 2.62)
The kitchen is equipped with a matching range of fitted base storage cupboards and drawers, with laminate-style roll top work surfaces incorporating single sink and draining board with mixer tap and tiled splashbacks. Double glazed window to the side (with fitted blinds), radiator, plumbing and space for under-counter washing machine and space for cooker, useful understairs storage pantry with shelving.

FIRST FLOOR LANDING
Radiator, loft access point, spindle balustrade, window to the side and storage cupboard with shelving.

BEDROOM ONE
14'11" x 11'10" (4.57 x 3.63)
Two double glazed windows to the front and radiator.

BEDROOM TWO
12'3" x 8'11" (3.74 x 2.73)
Double glazed window to the rear, radiator and storage cupboard with shelving and hanging rail.

BATHROOM
12'1" x 8'6" (3.69 x 2.60)
Three piece suite comprising panel bath with mixer tap and mains shower, push flush WC and wash hand basin. Tiling to the walls, panelled ceiling, double glazed window to the side, radiator, fitted storage cupboards with shelving and boiler cupboard housing the recently installed "Ideal" gas fired combination boiler (for central heating and hot water).

OUTSIDE
To the front of the property, there is a garden housing a variety of plants, bushes and shrubbery, with decorative wrought iron railings and twin pedestrian gates providing access to both the front entrance door and side access leading down to the rear of the property. The rear garden is enclosed, offering an initial courtyard-style patio area with base for shed, double power point, external security light. The rear garden is currently heavily overgrown with bushes, shrubs and fruit trees.

DIRECTIONS
From our Stapleford Branch on Derby Road, turn immediately right onto Warren Avenue and follow the bend in the road onto Frederick Road. Take the first left (back onto Warren Avenue) and then first right onto Edward Street. The property can be found on the left hand side, identified by our For Sale board.

AGENTS NOTE
None of the services or appliances have been tested and the property is to be sold as seen.



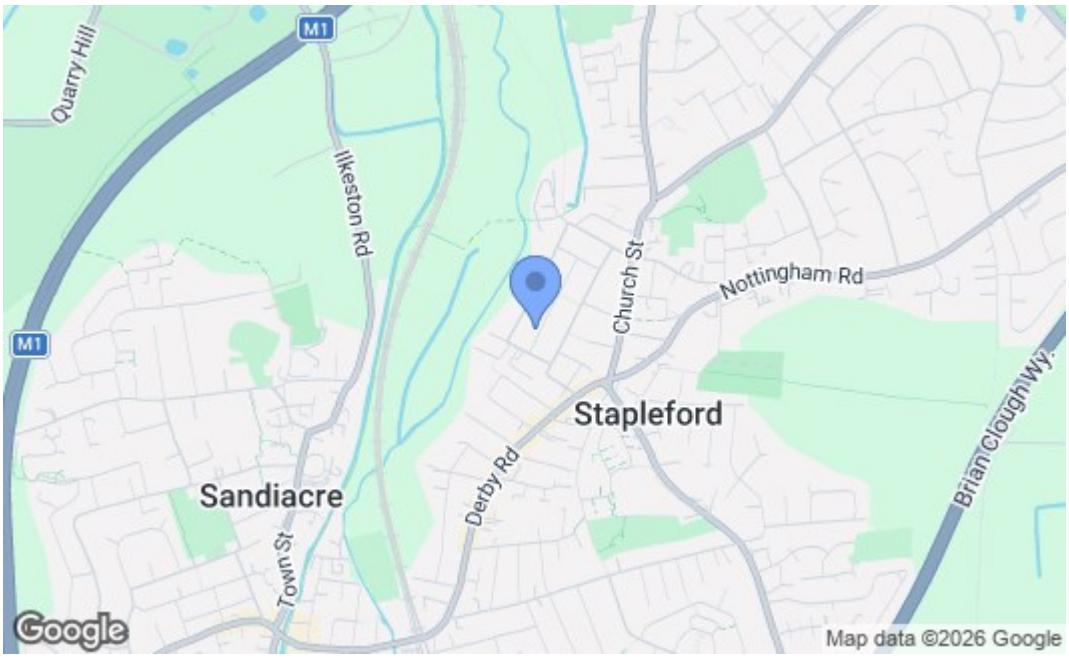


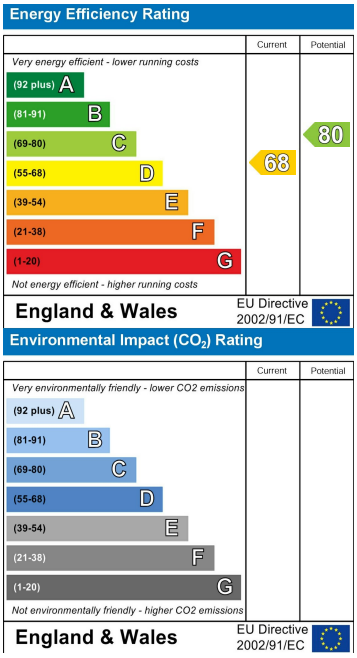












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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