



## 2 bed semi-detached house to buy in NG16

Turner Drive, Giltbrook, Nottingham, Nottinghamshire, NG16 2UJ

**£170,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Sold With Current Tenants
- ✓ Semi Detached House
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

A delightful two bedroom semi detached house is offered for sale sold via auction with the current tenants in residence and under a current tenancy agreement. The double glazed and gas centrally heated accommodation comprises of entrance, lounge, and kitchen to the ground floor. Two bedrooms and bathroom. to the first floor. Outside there are gardens to the front and rear plus driveway to the side giving car parking for multiple vehicles.

The property gives a return of £6,900 P.A. SOLD WITH CURRENT TENANTS.

Viewing is strongly recommended.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £170,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Entrance

Door to the side elevation, access to the lounge and access to the kitchen. Under stairs storage cupboard.

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## Lounge

4.52m x 3.84m (14'9" x 12'7")

Double glazed window to the front elevation, wood effect floor covering. Central heating radiator.

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## Kitchen

3.84m x 2.77m (12'7" x 9'1")

Double glazed window to the rear elevation, door leading to the enclosed rear garden. Stainless steel sink unit with side drainer inset into work surfaces, a range of base and wall units, space for cooker, plumbing for automatic washing machine. Central heating radiator.

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## First Floor/Landing

Double glazed window to the side elevation, access to the two bedrooms and bathroom.

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## Bedroom One

3.86m x 2.82m (12'7" x 9'3")

Double glazed window and central heating radiator.

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## Bedroom Two

3.91m x 2.72m (12'9" x 8'11")

Double glazed window and central heating radiator.

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## Bathroom


White suite comprising of a panelled bath with shower over, pedestal wash hand basin and low flush wc. Storage cupboard and central heating radiator.

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## Outside

Open plan lawned garden to the front elevation, driveway to the side giving off road car parking for multiple vehicles. Enclosed garden to the rear with patio area and being mainly laid to lawn. Garden shed and fencing to the perimeter.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Turner Drive, Giltbrook, Nottingham, Nottinghamshire, NG16 2UJ

Contact your local branch today for more information on this property:

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