

3 bed semi-detached house to buy in NG10

Chesterfield Avenue, Long Eaton, Nottingham, Derbyshire, NG10 2DT

£170,000 Starting Bid

x 3 x 1 x 1

Tenure

Freehold

Driveway parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Immediate 'exchange of contracts' available
- THREE BEDROOM SEMI-DETACHED PROPERTY
- SPACIOUS LOUNGE WITH BAY WINDOW
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

For sale by Secure Sale Online Bidding. Terms and Conditions apply.

Pattinson Auction in connection with Belvoir are pleased to bring to the market this three-bedroom semi-detached property, conveniently positioned for access to Long Eaton town centre, local schools, everyday amenities and excellent transport connections.

The property offers accommodation arranged over two floors, comprising an entrance hallway, spacious lounge with feature bay window, kitchen/dining area and ground-floor bathroom. To the first floor are three bedrooms, including a particularly generous principal bedroom.

One of the property's most attractive features is the substantial rear garden, which provides an excellent amount of outdoor space, predominantly laid to lawn with established boundaries and useful garden storage. To the front, a block-paved driveway provides off-road parking.

Whilst the property would benefit from a programme of cosmetic updating and modernisation, it offers an excellent opportunity to create a home tailored to individual requirements.

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £170,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate 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: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Hallway

The property is accessed via a newly fitted front entrance door leading into the hallway, this has been recently decorated, which provides access to the lounge and staircase rising to the first floor. The hallway benefits from a useful understairs storage cupboard.

Lounge

3.80m x 4.03m (12'5" x 13'2")

A spacious reception room positioned at the front of the property, featuring a large curved bay window which allows plenty of natural light to enter the room.

The lounge offers ample space for a range of living room furniture and benefits from carpeted flooring, neutral wall decoration and a feature fireplace with wooden surround and inset gas fire.

Kitchen/Dining Area

4.63m x 3.40m (15'2" x 11'1")

Situated towards the rear of the property, recently decorated, the kitchen/dining area provides a practical space with a range of fitted wall and base units, contrasting work surfaces and tiled splashbacks.

The kitchen includes a built-in oven, stainless steel sink with drainer and space for additional appliances. A window overlooking the rear garden provides natural light.

There is also a useful breakfast bar area, together with space for a small dining table if required.

The kitchen offers considerable potential for updating and reconfiguration, subject to any necessary consents, allowing buyers to create a more contemporary kitchen/dining space.

Ground Floor Bathroom

Accessed from the rear section of the ground floor, the bathroom has been freshly decorated and is fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC.

The room benefits from partially tiled walls and a frosted window providing natural light and privacy. There are also useful storage cupboards within this area.

Bedroom One

3.22m x 4.99m (10'6" x 16'4")

A particularly generous principal bedroom positioned at the front of the property, benefiting from a large window overlooking the front aspect.

The room offers excellent floor space for a double bed, wardrobes and additional bedroom furniture. With neutral decoration and carpeted flooring, this is a spacious main bedroom with flexibility for a variety of furniture arrangements.

Bedroom Two

2.96m x 2.65m (9'8" x 8'8")

Positioned towards the rear of the property, the second bedroom benefits from a window overlooking the garden, carpeted flooring and neutral decoration.

This room offers space for bedroom furniture and could also be utilised as a guest bedroom, nursery or home office depending on individual requirements.

Bedroom Three –

2.26m x 2.22m (7'4" x 7'3")

The third bedroom is also positioned at the rear of the property, enjoying views over the garden.

This room would be suitable for use as a single bedroom, nursery, dressing room or dedicated home working space, providing versatility to suit different requirements.

Front Garden & Driveway

To the front of the property is a substantial block-paved driveway, providing valuable off-road parking.

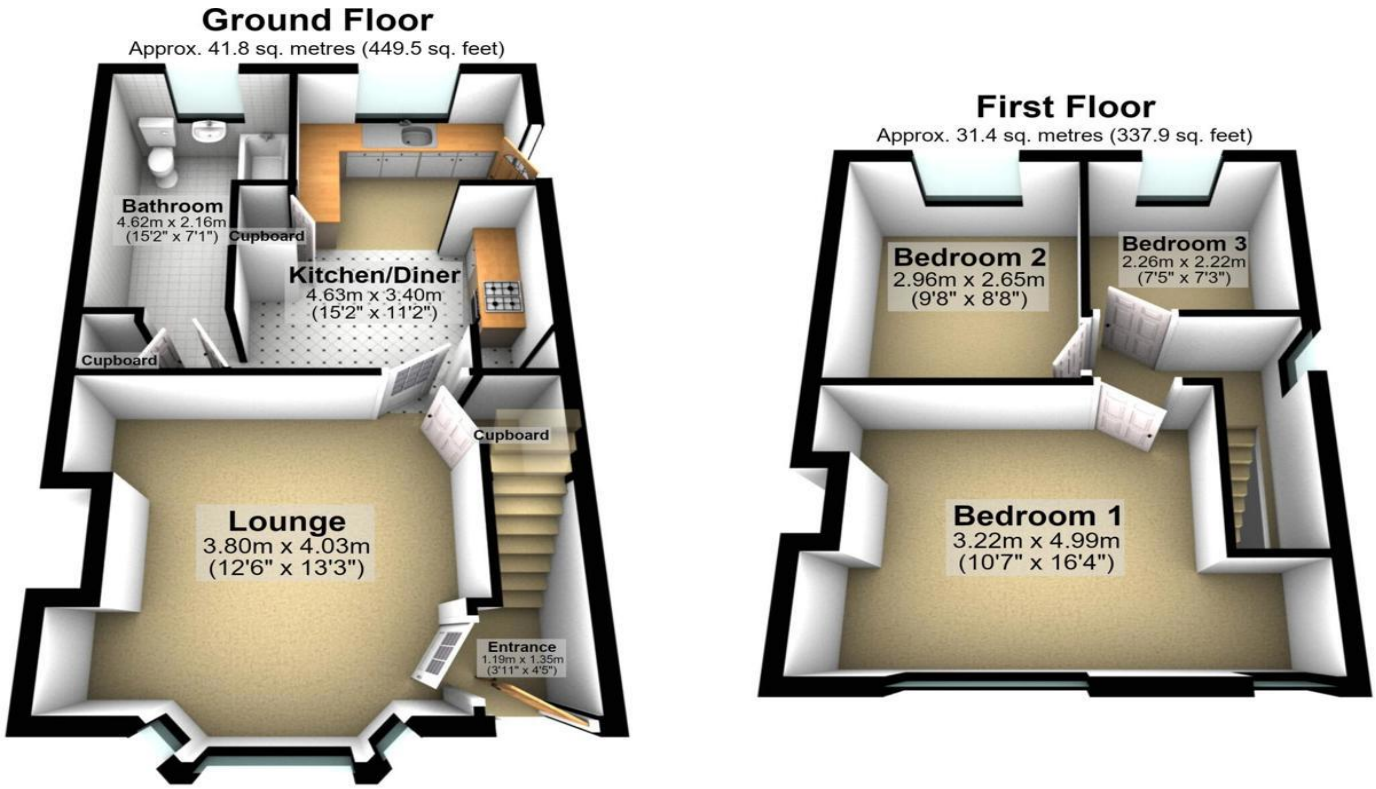
The front elevation features an attractive bay window and a traditional brick exterior, with access to the property via a newly fitted front entrance door. A side passage provides access towards the rear garden.

Rear Garden

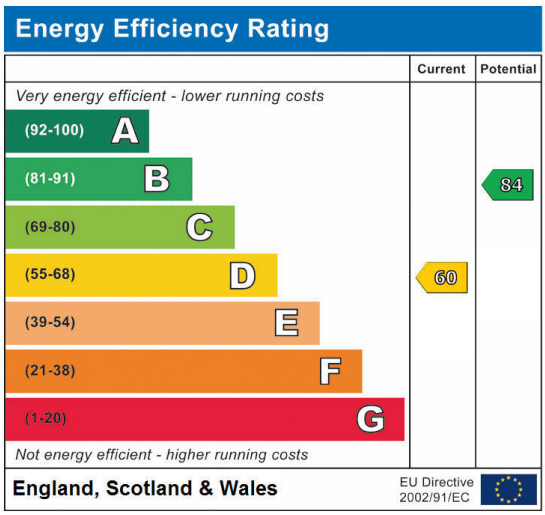
A particular selling point of this property is the exceptionally long rear garden, offering a generous amount of outdoor space which is increasingly sought after.

The garden is predominantly laid to lawn, with established fencing to the boundaries, mature shrubs and trees, together with a paved pathway and useful timber garden shed.

Its size provides excellent scope for landscaping, the creation of multiple seating areas, children's outdoor activities or further garden improvements.



Total area: approx. 73.1 sq. metres (787.3 sq. feet)



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

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk

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