



### 3 bed terraced house to buy in

Station Road, Langley Mill, Nottingham,  
Derbyshire, NG16 4DS

**£105,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ End Terrace House
- ✓ Three Bedrooms
- ✓ 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: Cable
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. A three bedroom large end terrace property in need of refurbishment. The accommodation comprises of an entrance hall, lounge, dining room and kitchen to the ground floor. Three bedrooms and bathroom to the first floor. The property has double glazing and gas central heating although this has not been tested. Outside there is a garden area to the front and a garden area to the rear. The property is sold with vacant possession and must be viewed to see the potential this property has to offer.

### 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.

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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.

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 of up to 6% inc VAT (subject to a minimum of 6,000 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 £105,000

Property Type: Terraced House

Parking: On Street

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: Cable

Mobile signal coverage: Good

## Entrance Hall

Door to the front elevation, staircase to the first floor. Central heating radiator. Access to the lounge and dining room.

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## Lounge

3.73m x 3.58m (12'2" x 11'8")

Double glazed window to the front elevation and central heating radiator.

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## Dining Room

3.68m x 3.56m (12'0" x 11'8")

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## Inner Lobby

Door to the side leading to the rear garden. Access to the kitchen.

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## Kitchen

3.68m x 3.05m (12'0" x 10'0")

Double glazed window to the side elevation, one and a half bowl sink unit with mixer taps and side drainer inset into work surfaces, A range of base and wall units. Tiling to the floor.

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## First Floor/Landing

Access to the three bedrooms and bathroom.

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## Bedroom One

3.76m x 3.71m (12'4" x 12'2")

Double glazed window and central heating radiator.

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## Bedroom Two

3.73m x 2.77m (12'2" x 9'1")

Double glazed window and central heating radiator.

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## Bedroom Three

2.95m x 2.34m (9'8" x 7'8")

Double glazed window and central heating radiator.

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## Bathroom


White suite comprising of a panelled bath, pedestal wash hand basin and low flush wc. Tiling to the wall and tiling to the floor.

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## Outside

Garden area to the front of the property. Access to the side leading to the enclosed rear garden with paved area.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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 

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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