



## 4 bed end of terrace house to buy in NG3

Corby Road, Nottingham,  
Nottinghamshire, NG3 5HF

**£160,000** Starting Bid

 x4
  x2
  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ 3 Storey End Terrace House
- ✓ Generous Lounge Diner
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

\*\*\* LOCATION LOCATION! \*\*\* Situated in a prime position for access to the City Centre and Mapperley high street this period property offers accommodation over three floors, including three/four bedrooms, bathroom and shower room and is sold with no upward chain. Briefly comprising: ground floor bedroom 4, lounge diner, fitted kitchen and access to the cellar. First floor bedroom 1, shower room and bathroom and second floor bedrooms 2 & 3. Being sold via Secure Sale online bidding. Terms & Conditions apply. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Call our Kimberley Team to book a viewing Option 1.

### Auctioneers 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.

### Auctioneers Comments

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.

#### Auctioneers Comments

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 £160,000

Property Type: End of terrace 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

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Entrance Hall

UPVC double glazed door to the front. Door to bedroom 4 and lounge diner.

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## Bedroom 4

3.19m x 2.49m (10'5" x 8'2")

UPVC double glazed window to the front and radiator.

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## Lounge Diner

3.66m x 3.17m (12'0" x 10'4")

Stairs to the first floor, radiator, tiled flooring and doors to the stairs to the first floor and kitchen. French doors to the rear garden. Door to the cellar measuring 3.69m x 3.69m offering great storage space.

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## Kitchen

4.84m x 1.75m (15'10" x 5'8")

A range of matching base units, work surfaces incorporating an inset sink & drainer unit. Plumbing for washing machine, space for cooker, radiator and uPVC double glazed windows to the rear & side.

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## Landing 1

Doors to bedroom 1, shower room and bathroom.

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## Bedroom 1

3.67m x 3.32m (12'0" x 10'10")

UPVC double glazed window to the front and radiator.

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## Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Radiator and obscured uPVC double glazed window to the rear.

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## Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Radiator and obscured uPVC double glazed window to the rear.

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## Landing 2

Doors to bedrooms 2 & 3.

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## Bedroom 2

3.61m x 3.21m (11'10" x 10'6")

UPVC double glazed window to the front and radiator.

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## Bedroom 3


3.61m x 2.30m (11'10" x 7'6")

UPVC double glazed window to the rear and radiator.

## **Outside**

The South West facing rear garden comprises a turfed lawn, paved patio seating area, a range of mature trees and shrubs and is enclosed by wall & timber fencing to the perimeter with gated access to the side.



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>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(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 

Corby Road, Nottingham, Nottinghamshire, NG3 5HF

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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