



## 3 bed terraced house to buy in

Albert Avenue, Stapleford, Nottingham,  
Nottinghamshire, NG9 8ET

**£165,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Three-bedroom terraced home
- ✓ Separate garden room with versatile use
- ✓ 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.

Situated on Albert Street, Stapleford, this well-positioned three-bedroom terraced home offers generous living space, a beautifully established garden and exceptional convenience, all just a short walk from the town centre and its wide range of amenities.

From the moment you arrive, the property impresses with a large double driveway, providing valuable off-street parking. Step inside and you'll find a home that offers fantastic potential, with spacious rooms and a flexible layout that would suit a variety of buyers, from first-time buyers and growing families to those looking to put their own stamp on a property and investors looking for a fantastic rental opportunity

To the rear of the home is a wonderful conservatory/sun room, creating an additional living space that can be enjoyed throughout the year. Whether used as a dining area, reading room or simply a place to relax overlooking the garden, it adds a real sense of space to the property. Outside, the well-established rear garden is a particular highlight, filled with beautiful mature planting, including stunning roses that bring colour and character throughout the seasons. At the bottom of the garden sits a separate garden room, offering excellent versatility as a home office, hobby space, gym or simply somewhere peaceful to unwind.

Upstairs, the property offers three bedrooms, including two good-sized doubles and a generous single bedroom, making it ideal for families, guests or those working from home. The home is also served by a large downstairs shower room, providing practicality and convenience.

While the property would benefit from some cosmetic updating, it presents a fantastic opportunity for buyers to create a home tailored to their own tastes while benefiting from the space, garden and location already on offer.

The location is another major advantage. Stapleford continues to be a popular choice thanks to its excellent range of shops, cafés, supermarkets and everyday amenities. There are good transport links nearby, including easy access to Nottingham, Derby, the A52 and M1, making it a great option for commuters. Local schools, parks and leisure facilities are also within easy reach.

Offering space, flexibility and fantastic potential in a highly convenient location, this is a property that must be viewed to fully appreciate everything it 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.

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 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 £165,000

Property Type: Terraced 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

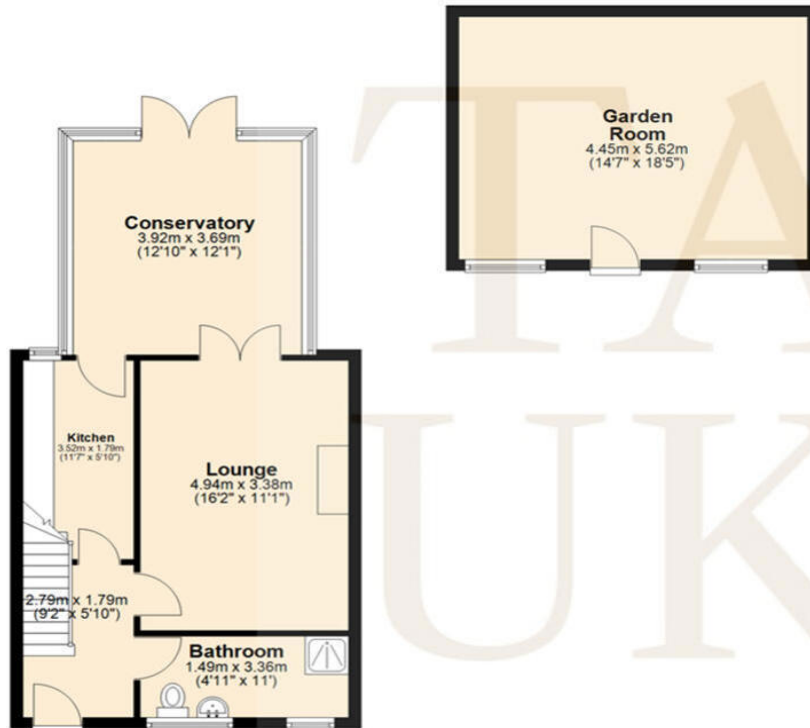
Sewerage: Standard UK domestic

Air conditioning: No

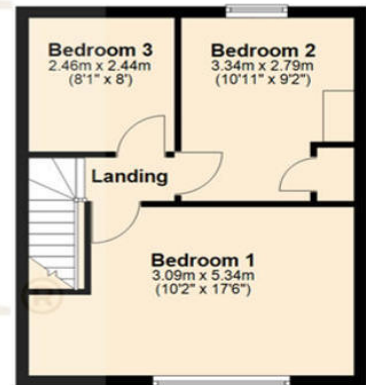
Broadband: Cable

Mobile signal coverage: Good

### Ground Floor



### First Floor



Total area: approx. 108.8 sq. metres (1171.2 sq. feet)

This floor plan is provided for guidance and illustrative purposes only. It is not to scale, and all measurements are approximate. Perspectives buyers or tenants are advised to verify the details independently. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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	

Albert Avenue, Stapleford, Nottingham, Nottinghamshire, NG9 8ET

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)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

