

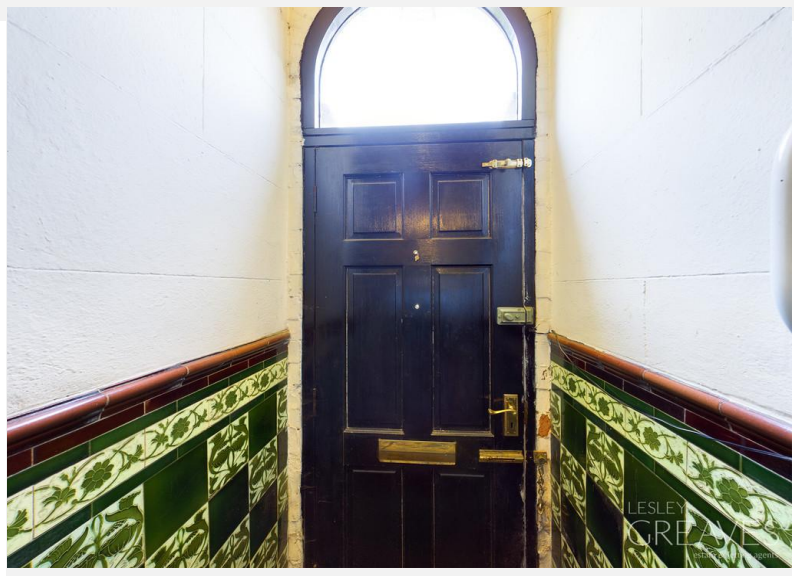
Starting Bid £250,000

Woodborough Road, Mapperley, Nottingham NG3 5QQ

EPC Rating G



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Offered for sale by Modern Method of Auction

A rare opportunity to purchase a substantial period property spanning three floors, with an abundance of original features, with options for residential or commercial usage or both! The property is entered via a porch with original art nouveau wall tiles leading into the hallway with the original floor tiles. The kitchen has a range of fitted wall and base units, integral hob and oven and a terracotta tiled floor. Off the kitchen is a closet with WC. The first of the reception rooms has an electric fire and would make an ideal dining room. Reception room two has a bay window, fireplace and original ceiling roses and cornices. Reception room three has two stained glass bay windows, fireplace and original ceiling rose and cornice. Off the first landing is the family bathroom with walk-in shower, basin, immersion heater and storage cupboard. There is a separate WC, bedroom two with bay window and fitted wardrobes, master bedroom with an original art deco style tiled fireplace, triple aspect windows and a bay window. The second floor landing has a built-in storage cupboard, bedroom three with original exposed floorboards and bedroom four. Outside the property is off road parking to the front and side for a number of vehicles, a raised patio area, rear garden with flagstones, a pond and a selection of shrubs and plants. The property also benefits from a cellar/workroom. This property offers numerous opportunities for a variety of uses and really must be viewed to appreciate the accommodation on offer and potential. Mapperley is known for being popular residentially and commercially. Known for being 'Mapperley Top' the area includes a collection of shops, restaurants, pubs, wine bars, hairdressers, beauty salons and takeaways. There are also local schools nearby and regular transport links to the City Centre.

This property is for sale by powered by iam-sold Ltd" AUCTIONEERS COMMENTS: This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc. VAT towards the preparation cost of the pack. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change. TO VIEW OR MAKE A BID contact Lesley Greaves Estate Agents in Gedling, Contact No 0115 9877337 or visit www.lesleygreaves.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G	5 g	

ENTRANCE HALLWAY 14' 0" x 3' 8" (4.27m x 1.12m)

RECEPTION ROOM ONE/DINING ROOM 12' 0" x 11' 7" (3.66m x 3.53m)

KITCHEN 17' 0" x 11' 5" (5.18m x 3.48m)

WC 2' 10" x 2' 6" (0.86m x 0.76m)

RECEPTION ROOM TWO 13' 10" into bay x 13' 8" into recess (4.22m x 4.17m)

RECEPTION ROOM THREE / SHOP 13' 6" into recess x 13' 5" (4.11m x 4.09m)

CELLAR 27' 8" x 13' 5" maximum measurements(8.43m x 4.09m)

MASTER BEDROOM 17' 5" in to bay and recess x 16' 4" (5.31m x 4.98m)

BEDROOM TWO 13' 11" into bay x 12' 6" (4.24m x 3.81m)

WC 5' 3" x 3' 5" (1.6m x 1.04m)

SHOWER ROOM 10' 5" x 8' 2" (3.18m x 2.49m)

BEDROOM THREE 17' 5" x 9' 7" reduced head height (5.31m x 2.92m)

BEDROOM FOUR 11' 2" x 9' 6" reduced head height (3.4m x 2.9m)

COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

