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22 Wilsthorpe Road, Sawley NOTTINGHAM, NG10 3JW

Auction Guide Price £95,000



3 bedroom Semi Detached House located in NOTTINGHAM

For sale by way of auctions on the 26th February, with vacant possession and no upwards chain, a three bedroom, two reception room semi detached house close to excellent transport links, amenities and schools. Requires improvements throughout but great potential for someone to add value.

## Property Description

Auction Details: 26th February live stream.

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their



interest. A full definition can be found within the Buyers Terms.

or sale a three bedroom semi detached house conveniently located close by to Long Eaton train station along with further excellent transport links, great amenities and schools. This property is offered to the market with vacant possession and chain free.

It requires work throughout but would make a fantastic home for anyone looking for a project. The property does benefit from new fitted boiler, upvc double glazing, good sized rooms and large rear garden. In brief the property comprises of entrance hallway, living room, dining room, kitchen with under stairs pantry, three bedrooms and shower room.

The property is within easy reach of various local amenities and facilities which include the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, with there also being a Sainsbury's Local on Tamworth Road, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the Trent Lock Golf Club and as well as the Long Eaton station, which is only a couple of minutes walk away from the property, transport links include J25 of the M1, East Midlands Airport and the A52 and other main roads which provide access to Nottingham, Derby and other East Midlands towns and cities.

**LIVING ROOM:** 11' 6" x 12' 4" (3.52m x 3.78m) Double glazed uPVC bay window to the front, carpet, radiator and fire with fireplace surround.

**DINING ROOM:** 12' 11" x 12' 4" (3.94m x 3.78m) Double glazed uPVC window to the rear, radiator, laminate flooring, fire with fire surround.

**KITCHEN:** 9' 0" x 11' 5" (2.75m x 3.49m) Double glazed uPVC window to the side, fitted under and over counter units, sink with drainer, gas hob and oven, dishwasher, understairs pantry, radiator and laminate flooring.

**BEDROOM ONE:** 16' 1" x 11' 6" (4.92m x 3.51m) Double glazed uPVC windows to the front, carpet and radiator.

**BEDROOM TWO:** 12' 11" x 9' 5" (3.94m x 2.88m) Double glazed uPVC window to the rear, carpet and radiator.

**BEDROOM THREE:** 8' 5" x 9' 1" (2.59m x 2.77m) Double glazed uPVC window to the rear, carpet and radiator.

**SHOWER ROOM:** 5' 5" x 6' 0" (1.66m x 1.83m) Double glazed uPVC window to the side, enclosed shower, wash hand basin, WC and radiator.

**OUTSIDE:** To the front of the property is a small paved area leading to the side and rear of the property via a gate. The large rear enclosed garden is primarily lawn along with patio area.

