



Guide price: £179,950+

House - Semi-detached

1 Compton Road
Sherwood
Nottingham
NG5 2NH

OVERVIEW

A three bedroom semi-detached house for sale by online auction. Internally, the property requires a programme of refurbishment and modernisation throughout.

The accommodation is arranged over ground and first floors. There is a living room to the right hand side of the entrance hall. The kitchen and dining room are to the rear of the property beyond the stairs leading to the first floor. From both the kitchen and dining room there is direct access into the rear garden.

There is a detached garage with a flat roof to the rear boundary, which can be accessed via a side door from a set of steps in the garden. Vehicular access is from Victoria Road.

To the first floor, there are three bedrooms, a bathroom and separate toilet. The bathroom has an electric shower, wash basin, part tiling to the walls and vinyl flooring throughout.

Compton Road runs east off Hucknall Road, approximately 1/2 mile and 10 minutes walk from Sherwood High Street. Nottingham city centre is two miles directly to the north via the A60.

Lot No. 2

Auction date: 15 & 16 May 2024

Floor Area

Total floor area of 86.72 m² / 933 ft²
(Taken from onsite inspection)

Council Tax

The property is rated within council tax band A.

EPC

The EPC rating falls within band F.
<https://find-energy-certificate.service.gov.uk/energy-certificates/0829-2830-7869-9994-5781>

Broadband Checker

<https://www.broadband.co.uk/checker/>

Tenure

Freehold

Legal Pack

<https://www.johnpye.auctiondocs.com/>

Buyer's Premium

2.5 % (min. £4,000) inc. VAT.

Viewings

Please contact John Pye Property by email at property@johnpye.co.uk or on 0115 9706060.

FEATURES

- For sale by online auction
- Three bedroom semi-detached
- Freehold with vacant possession
- Opportunity to add value
- Requiring refurbishment
- Guide Price £179,950+
- Garage to the rear with vehicular access
- Front and rear garden
- Approx. 10 mins walk to Sherwood High St
- Total floor area of 86.72 m² / 933 ft²

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