



Guide price: £125,000+

Three Bed End Terrace House

167 Allendale Avenue
Aspley
Nottingham
NG8 5RF

OVERVIEW

For sale by online auction, a three bedroom end of terrace house. The accommodation is arranged over ground and first floors.

There is a driveway providing off road parking to the right hand side of the house, which leads to a small single garage, adjacent to the rear garden.

To the ground floor, the living room is to the left hand side of the entrance hall and stairs. The kitchen and shower room are to the rear of the ground floor. The rear garden can be accessed from a door in the kitchen.

On the first floor, the main bedroom is at the front of the property and two smaller bedrooms are to the rear.

The property requires full refurbishment throughout, providing an opportunity to add value once the work is complete.

Situated on the south side of Allendale Avenue, close to the junction with Ambleside Road.

Lot No. 1

Auction date: 5 & 6 March

Floor Area

Ground Floor: 32.46 m² / 350 ft²
First Floor: 32.76 m² / 353
Total: 65.22 m² / 703 ft²

Council Tax

The property is rated within council tax band A.

EPC

Awaiting assessment.

Broadband Checker

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

Tenure

Freehold.

Legal Pack

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

Guide Price

£125,000+

Buyer's Premium

3% (min. £4,500) inc. VAT.

Viewings

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

FEATURES

- Online auction date 5 & 6 March
- Three bedroom end of terrace house
- Freehold
- Sold with vacant possession
- Requires full refurbishment
- Guide Price £125,000+
- Off road parking
- Gardens to front and rear
- Single garage at end of driveway
- Opportunity to add value

Disclaimer: John Pye Property is the trading name of John Pye & Sons Ltd whose registered office address is James Shipstone House, Radford Road, Nottingham, NG7 7EA [registered company number 02564753]. John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of that offer, contract or warranty. 2. Any information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made and investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warranted to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. John Pye Property nor any of their employees have and authority to make or give representation or warranty whatsoever in relation to the property.