



Guide Price: £129,950+

## Semi-detached house

47 Spring Street  
Hucknall  
NG15 7BZ

### OVERVIEW

For sale by online auction, this semi-detached house is offered to the market with no upward chain.

The property represents an ideal opportunity for investors, or owner-occupiers seeking a property in an established residential area located near Hucknall town centre.

Upon entering to the property, you are welcomed by a central hallway that provides access to the main living spaces.

To the right you will find a versatile sitting/dining room, while to the left is a comfortable lounge creating a cosy separate reception space. The sitting/dining room flows through to the kitchen at the rear which in turn provides access to the rear garden. The property also benefits from a cellar.

To the first floor, the landing provides access to a sizeable master bedroom on the right and a further bedroom on the left. The modernised family bathroom can also be found on this level being conveniently positioned to serve both bedrooms.

A further staircase leads through to the second floor where a useful loft room can be

## Lot No.2

Auction date: 13 & 14 May 2026

### Floor Area

Total floor area 88 m<sup>2</sup> / 947 ft<sup>2</sup>  
(taken from EPC)

### Council Tax

Rated within council tax band A.

### EPC

This property is rated with EPC band D and expires on 24th March 2036 <https://find-energy-certificate.service.gov.uk/energy-certificate/8836-8427-4600-0504-0226>

### Broadband Checker

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

### Flood Risk

<https://www.gov.uk/check-long-term-flood-riskBuyers>

### Tenure

Freehold

### Viewings

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

### Buyers Premium

3% (min.£4,500) inc. VAT

### Deposit

10% deposit payable in addition to the Buyer's Premium

### FEATURES

- Online auction date 13 & 14 May 2026
- Semi-detached house
- Enclosed rear garden
- Suitable for investors or owner occupiers
- Good local amenities
- Guide price £129,950+
- Two bedrooms plus loft room
- Located near Hucknall town centre
- On-street parking
- Freehold

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