



FEATURES

- Online auction date 14 & 15 May 2025
- Three bedroom end-terrace house
- Freehold
- Sold with vacant possession
- Separate lounge and dining room
- Guide Price £115,000+
- Approx. five minutes' walk to town centre
- Opportunity to add value
- Rear yard area with separate gated access
- Good rental location

Guide price: £115,000+

Three Bed Mid-Terrace House

1 Trafalgar Terrace
Long Eaton
NG10 1GP

OVERVIEW

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

The lounge is at the front of the property. Stairs to the first floors separate the lounge and dining room and the kitchen and bathroom are to the rear of the property.

There is a an external door to the side elevation within the kitchen which leads out to the rear garden.

On the first floor, the master bedroom is at the front of the property. Beyond the stairs to the ground floor is bedroom two. The bathroom is on the left hand side at the end of the landing and bedroom three is at the back of the property.

The kitchen has fitted high and low level cupboards, tiled splash backs, integrated oven and four hobs plus extraction hood above. The bathroom has a bath with shower over, part tiled walls, toilet and sink with mixer tap.

Lot No. 1

Auction date: 14 & 15 May 2025

Floor Area

Ground Floor: 38 m2 / 414 ft2
First Floor: 38 m2 / 411 ft2
Total: 77 m2 / 826 ft2

Council Tax

The property is rated within council tax band A.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/2732-9526-6100-0740-7222>

Broadband Checker

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

Tenure

Freehold.

Legal Pack

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

Guide Price

£115,000+

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.

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