



11 St. Stephens Avenue

Sneinton | NG2 4JQ | Guide Price £90,000

ROYSTON
& LUND

- *No Chain*
- Cul-de-Sac Location
- Good-Sized Lounge
- Bathroom/WC
- Freehold - EPC Rating - E
- Extended End-Terraced House
- Two Double Bedrooms
- Fully Fitted Kitchen
- Successful Rental History
- Council Tax Band A





****GUIDE PRICE £90,000+** SOLD BY WAY OF MODERN AUCTION ON 30TH JULY 2026 BY BTG EDDISONS - PROPERTY AUCTIONS****

An extended end-terraced house situated in the very popular area of Sneinton, with immediate vacant possession. The property comprises of a good-sized lounge, kitchen with access to a cellar, two double bedrooms and a bathroom. The cellar comprises of two rooms which provides ideal storage. The property benefits from being within close proximity of amenities including local shops, well-regarded schools, transport links and easy access to Nottingham city centre.

AUCTION DETAILS:

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type. Binding contracts will be exchanged at the point of sale. All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

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

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 our auction processes, please refer to the Bidder Terms which can be viewed on our home page. This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack.

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 consider whether or not to pursue their interest

Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
Current		
Potential		
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
Current		
Potential		

EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

