



225 Cinderhill Road,
Bulwell, NG6 8SE

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Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

This period semi detached home is offered to the market with no upward chain, and in need of full refurbishment throughout.

The property provides accommodation arranged over two floors including an entrance hall, a living room, a separate dining room, and a kitchen on the ground floor, with the first floor landing giving access to two bedrooms, one of which leads in turn to the shower room.

Benefiting from part gas central heating, the property has a small forecourt at the front, and a large garden to the rear.

The property is conveniently situated for access to facilities in Bulwell, and is close to local transport links and main road routes to Nottingham City Centre.

Guide Price* £95,000





GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

At the side of the property opens to the:-

Entrance Hall

Stairs off to the first floor, doors into the living room and the dining room.

Living Room

Double glazed bay window to the front elevation, fireplace.

Dining Room

Windows to the side and rear elevations, two gas heaters, under stairs storage cupboard, fireplace, built in storage cupboards (to the side of the chimney breast), door to the:-

Kitchen

Fitted with base and wall units, one and a half bowl stainless steel sink and drainer with a mixer tap over.

Window to the side elevation, wall mounted Worcester combination boiler, UPVC door opening to the rear garden.

Door giving access to a cellar, with lighting.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Doors into two bedrooms.

Bedroom One

Double glazed window to the front elevation, feature fireplace.

Bedroom Two

Window to the rear elevation, feature fireplace, over stairs storage cupboard, door to the:-

Shower Room

Fitted with a corner shower enclosure, a wash hand basin, and a wc.

Window to the side elevation.

OUTSIDE

At the front of the property there is a small low maintenance forecourt and pathway leading to the side. There is wrought iron gated access to the entrance door, and the rear.

There is a large garden to the rear of the property which includes a brick paved area, a number of patio seating areas, and established shrubs and bushes. With timber screen fencing to the boundary, the garden houses a brick built storage shed (with a wooden entrance door).

Council Tax Band

Council Tax Band B. Nottingham City Council.

Amount Payable 2023/2024 £1,875.73.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be

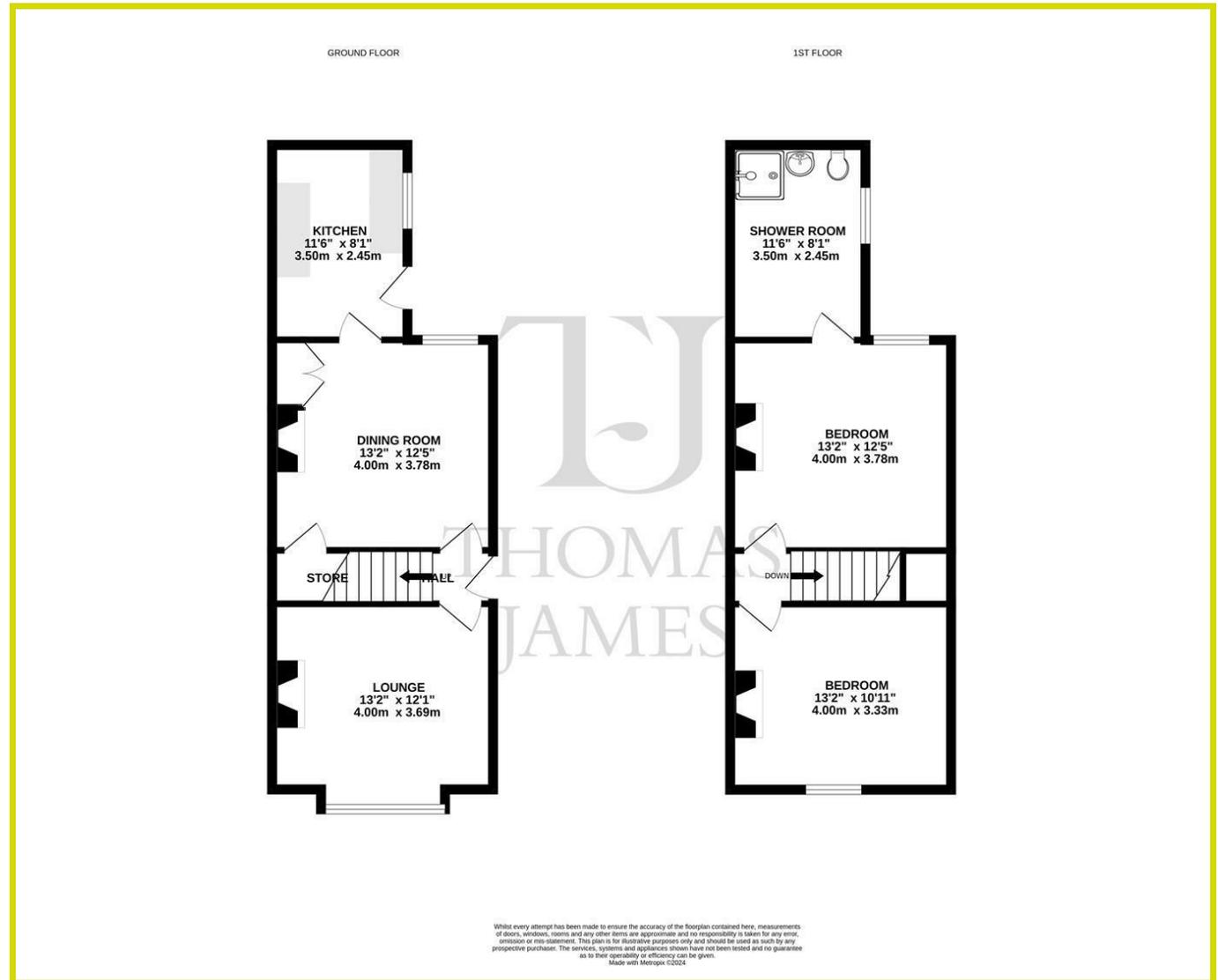
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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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