



Guide price: £99,950+

## Three Bed Mid-Terrace House

17 Thames Street  
Bulwell  
Nottingham  
NG6 8HW

### OVERVIEW

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

The living room is to the left hand side of the entrance hall at the front of the property. Beyond the living room is a dining room with a window overlooking the rear yard. The living room leads into the kitchen and the bathroom is at the back of the property within the single storey extension.

Between the kitchen and bathroom, there is an external door providing access into the rear yard which has separate gated access from Dove Street.

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

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

# Lot No. 3

Auction date: 9 & 10 April

### Floor Area

Ground Floor: 50.87 m<sup>2</sup> / 548 ft<sup>2</sup>  
First Floor: 43.68 m<sup>2</sup> / 470 ft<sup>2</sup>  
Total: 94.55 m<sup>2</sup> / 1,018 ft<sup>2</sup>

### Council Tax

The property is rated within council tax band B.

### EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9545-3030-9201-2317-7200>

### Broadband Checker

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

### Tenure

Freehold.

### Legal Pack

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

### Guide Price

£99,950+

### Buyer's Premium

3% (min. £4,500) inc. VAT.

### Viewings

Please contact John Pye Property by

## FEATURES

- Online auction date 9 & 10 April
- Three bedroom mid-terrace house
- Freehold
- Sold with vacant possession
- Requires refurbishment
- Guide Price £99,950+
- On street parking on Thames Street
- Ground floor bathroom
- Rear yard area with separate gated access
- Opportunity to add value

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