



## FEATURES

- Online auction date 18 & 19 June 2025
- Three bedroom mid-terrace house
- Freehold with vacant possession
- Some modernisation required
- Opportunity to add value
- Guide Price £120,000+
- Suitable for owner occupier or investor
- Spacious back yard
- Ground floor bathroom to the rear
- Outside space to the front

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Guide price: £120,000+

## Three Bedroom Mid-Terrace

20 Ockerby Street  
Nottingham  
NG6 9GA

## OVERVIEW

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

Upon entering the property, the front reception room is on the left hand side. The living / dining room is beyond the stairs to the first floor adjacent to the kitchen at the back of the property. On the first floor there are three bedrooms.

The kitchen has part tiled walls, a stainless steel sink and drainer, fitted high and low level storage cupboards and a window to the side elevation.

The bathroom has a bath with shower over, toilet, wash basin with hot and cold taps, fully tiled walls and flooring and an external window with obscured glazing.

There is the potential to add value by completing a basic programme of refurbishment and modernisation.

To the rear of the property there is a good size back yard with a wooden fence to the perimeter and laid with block paving.

# Lot No. 5

Auction date: 18 & 19 June 2025

## Floor Area

Ground floor: 42.59 m<sup>2</sup> / 458 ft<sup>2</sup>  
First floor: 38.13 m<sup>2</sup> / 410 ft<sup>2</sup>  
Total: 80.72 m<sup>2</sup> / 868 ft<sup>2</sup>  
(from measured inspection)

## Council Tax

The property is rated within council tax band A.

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9900-6749-4202-0192-0202>

## Broadband Checker

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

## Tenure

Freehold with vacant possession.

## Legal Pack

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

## Guide Price

£120,000+

## Buyer's Premium

3% (min. £4,500) inc. VAT.

## Viewings

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