



## FEATURES

- Online auction 3 & 4 September 2025
- Three bedroom mid-terrace house
- Freehold
- Sold with tenant in situ
- Current rental income of £9,600 pa
- Guide Price £99,500+
- Rear garden area
- On street parking
- Gate providing access to the rear
- Accommodation over three floors

**Guide price: £99,500+**

### Three Bedroom Mid-Terrace House

108 Commercial Road  
Bulwell  
Nottingham  
NG6 8HU

### OVERVIEW

For sale by online auction, a three-bedroom mid-terrace house with accommodation arranged over three floors.

The ground floor comprises a spacious living room to the front and a generously sized kitchen to the rear. The first floor offers two well-proportioned bedrooms and a three-piece bathroom, while the second floor features a further spacious double bedroom.

Externally, the property benefits from on-street parking to the front and a private, enclosed garden to the rear with a paved area, lawn, and gated access.

The property is situated on Commercial Road, a high-street style thoroughfare in the centre of Bulwell, approximately 4.5 miles north-west of Nottingham city centre. This location provides good access into the city, while Commercial Road connects directly to the B682 Bulwell High Road. For travel further afield, there is easy access to the M1 and the A610.

## Lot No. 3

Auction date 3 & 4 September 2025

### Floor Area

Total: 112 m<sup>2</sup> / 1206 ft<sup>2</sup>  
(taken from EPC)

### Council Tax

Rated within council tax band A.

### EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/9618-9013-7206-0494-5980>

### Broadband Checker

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

### Tenure

Freehold.

### Legal Pack

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

### Guide Price

£99,500+

### Buyer's Premium

3% (min. £4,500) inc. VAT.

### Viewings

Please contact John Pye Property.  
property@johnpye.co.uk or 0115 9706060.

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