



Auction

2 bed semi-detached house to buy in NG8

Welstead Avenue, Aspley, Nottingham, Nottinghamshire, NG8 5NW

£115,000 Starting Bid

 x2  x1  x1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being sold via 'Secure Sale'
- ✓ Two-Bedroom Semi-Detached Property
- ✓ Full Renovation Project With Huge Potential
- ✓ Close To Local Schools, Shops & Amenities
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Positioned on a generous plot in a well-established residential area of Nottingham, this two-bedroom semi-detached property on Welstead Avenue presents an exciting opportunity for buyers looking to put their own stamp on a home.

Requiring modernisation throughout, this property offers endless potential to renovate, extend (subject to the necessary planning permissions), or create a fantastic buy-to-let investment. With well-proportioned accommodation, a sizeable rear garden and ample outdoor space, there's plenty of scope to transform this house into something truly special.

Inside, the property offers two good-sized bedrooms, a spacious living area, kitchen and bathroom, providing the perfect blank canvas for a full refurbishment.

Outside, the generous plot is one of the property's standout features, offering excellent potential for landscaping, extensions or simply creating a wonderful family garden.

Located in the popular NG8 area, Welstead Avenue is ideally positioned for local shops, schools, transport links and easy access to Nottingham City Centre, the ring road and the M1. The area has long been popular with landlords and investors thanks to its strong rental demand and excellent commuter connections, making this an attractive proposition for those looking to grow their portfolio.

Whether you're a developer, investor or a buyer searching for your next renovation project, this is an opportunity not to be missed.

Viewing is highly recommended to appreciate the potential on offer.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £115,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Welstead Avenue, Aspley, Nottingham, Nottinghamshire, NG8 5NW

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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.

