



£160,000 Offers Over

Campbell Drive

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Close To Local Amenities
- Double Glazing
- Fitted Kitchen
- Front and rear gardens
- Gas central heating
- Ideal Family Home
- Large Living Room
- Fixed Timescales for Exchange and Completion
- No Upward Chain
- Online Bidding Available

Property Description

3 bed, 1 bathroom family home. With large rear garden and space to add additional living accommodation subject to planning and building regulations.

****Modern Method of Auction****

Main Particulars

This traditional semi-detached 3 bed property, offers a spacious lounge diner, modern fitted kitchen and large enclosed rear garden. The bathroom is fitted with a bath and over bath electric shower, and a separate WC.

The property offers plenty of space for families, couples and singles alike and has the potential to add your own stamp in terms of decor. With gas central heating and double glazing, the house is move in ready.

The outside space is a real bonus, as it offers the opportunity to explore the possibility of adding additional living space subject to planning and building regulations. There is a large shed, ready to store your lawn mower or maybe to convert into a space for socialising.

Close to local shops including a large Tesco and within easy access to Carlton, Mapperley Top and Netherfield Retail park. On nearby bus routes NCT Lilac Line busses 24, 25, 25B, 26, 26A, 26B and 27, and Nottingham Minibus N73.

Victoria Retail Park is within easy access.

USEFUL INFORMATION:

- EPC: C exp March 2034
- EICR: Satisfactory exp October 2028
- Council Tax Band B
- Gas Safety Certificate exp February 2025
- Not within Selective Licencing Area for Gedling Borough Council
- Sold via Modern Method of Auction.

Nearby Places of Education:

- All Hallows CofE Primary School
- The Carlton Infant Academy
- The Carlton Junior Academy
- The Carlton Academy

*Please enquire with any schools for their catchment area.

Nearby:

Carlton Hill Recreation Ground

Church of the Sacred Heart
King George V Recreation Ground
Gedling Southbank FC

We have been informed that the following cellular providers service this area. EE, Vodafone, Three and O2. Please always check with your cellular provider before making any decision.

We have been informed that the following broadband providers service this area. BT and Sky. Please always check with your broadband provider before making any decision.

*DISCLAIMER: Please ensure to seek your own financial advice whenever making any type of investment

THE FINAL 15 IMAGES ARE AN INTERIOR DESIGNER'S INTERPRETATION OF THE SPACE, INCLUDING FURNITURE EASILY AVAILABLE FROM NOTABLE HIGH STREET RETAILERS. YOU SHOULD ALWAYS COMPLETE YOUR OWN RESEARCH WHEN PURCHASING DECOR/FURNITURE AND DOUBLE CHECK ALL MEASUREMENTS. Designs by A.K.B Design

(1) MONEY LAUNDERING REGULATIONS - prospective buyers will be asked to produce identification documentation during the verification process and we would ask for your co-operation in order that there will be no delay in agreeing a formal offer

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly regarding furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any contract for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the contract and any inventory provided before signing these documents.

MODERN METHOD OF AUCTION:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Council Tax Band: B (Gedling Borough Council)

Tenure: Freehold

Parking options: On Street

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Entrance hall w: 2.23m x l: 2.08m (w: 7' 4" x l: 6' 10")

Lounge w: 5.14m x l: 3.18m (w: 16' 10" x l: 10' 5")

Kitchen w: 3.17m x l: 2.77m (w: 10' 5" x l: 9' 1")

Store Room w: 0.75m x l: 1.54m (w: 2' 6" x l: 5' 1")

Hall w: 0.94m x l: 2.13m (w: 3' 1" x l: 7')

Bedroom 1 w: 4.15m x l: 3.2m (w: 13' 8" x l: 10' 6")

Bedroom 2 w: 2.01m x l: 3.21m (w: 6' 7" x l: 10' 6")

Bedroom 3 w: 2.15m x l: 3.17m (w: 7' x l: 10' 5")

WC w: 0.96m x l: 1.1m (w: 3' 2" x l: 3' 7")





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 10530079 | VAT Registration Number: 409 4833 83 Registered Office: , 58 Carlton Road, Nottingham, NG3 2AP



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