

Stamford Street
Awsworth Nottingham

burchell edwards

Stamford Street
Awsworth Nottingham NG16 2QL

for sale guide price
£145,000







Property Description

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS TUESDAY 17TH NOVEMBER 2026 AT 9.30AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.

CONDITIONS OF SALE

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety Advice for Property Viewers.

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterio

This bungalow presents an ideal opportunity for those looking to modernise and personalise a detached home in a residential location. Suitable for a range of buyers, early viewing is recommended to appreciate the potential on offer.

Entrance Hall

Entered via a UPVC front door with a double-glazed window to the front elevation. The hallway features carpeted flooring and a useful built-in storage cupboard, providing access to the main accommodation.

Living Room

A bright and welcoming living space with carpeted flooring, a feature fireplace and a double-glazed bay window to the front elevation. Double-glazed sliding doors to the rear allow access to the garden and provide plenty of natural light.

Kitchen

Fitted with matching wall and base units and benefitting from a UPVC door opening to the rear garden and a double-glazed window overlooking the garden. The kitchen includes an integrated cooker with electric hob, stainless steel sink and drainer, tiled splashbacks, space for a washing machine and a wall-mounted radiator.

Bedroom One

A double bedroom featuring carpeted flooring, a double-glazed window to the front elevation, wall-mounted radiator and built-in wardrobes providing ample storage.

Bedroom Two

A further well-proportioned bedroom with carpeted flooring, double-glazed window to the rear, wall-mounted radiator and built-in wardrobes.

Shower Room

Comprising a walk-in shower, ceramic WC and wash hand basin. The room is finished with tiled flooring, tiled walls and a double-glazed opaque window to the side elevation for privacy and natural light.

Externals

The property is approached via gated entry with a fenced surround and established plants and shrubs. A driveway provides off-road parking for one vehicle, with a pathway leading to gated side access.

A low-maintenance rear garden featuring a concrete and gravel finish, enclosed by brick walling and fencing.



















Floor Plan

Total floor area 65.9 m² (710 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
NOTTINGHAM NG16 3GD

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207678

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.