

Lot 52**18 Hampden Street, Giltbrook, Nottingham, NG16 2FQ**

All enquiries Ref: James Paterson



- **Freehold two floor end terrace house requiring modernisation**
- **Full vacant possession**

Location:

The property is situated on Hampden Street between its junctions with Orchill Street and Portland Road. Public transport links include Langley Mill Mainline Rail Station together with a network of local bus services serving the surrounding vicinity. Road links include the A610 and M1 Motorway (Junction 26). Shopping amenities can be found locally within Giltbrook Retail Park and Eastwood Town Centre, with an extensive range of shops, bars and restaurants being found in Nottingham City Centre. Recreational pursuits can be found locally at the open spaces of Shipley Country Park.

Description:

Freehold end terrace house arranged over ground and first floors requiring modernisation.

Accommodation:

First floor: Two bedrooms, bathroom/WC
Ground floor: Through reception room, kitchen
Outside: Rear yard

Gross Internal Area GIA: (Source: EPC)

Approximately 61 sq m (656 sq ft)

EPC rating: D**Council Tax Band:** A**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

