

**FOR SALE BY PUBLIC
AUCTION 10 NOV 2021**

**GUIDE PRICE:
£100,000**

**Freehold
End Terrace House**

**Birrell Road , Forest Fields,
Nottingham
NG7 6LL**



 **Price Taylor LLP**



pricetaylor.com

TO BE SOLD BY PUBLIC AUCTION BEING HELD ON 10 NOV 2021 AT THE SAVILLS AUCTION. ONLINE, PROXY, AND TELEPHONE BIDS ACCEPTED.



01

KEY FEATURES:

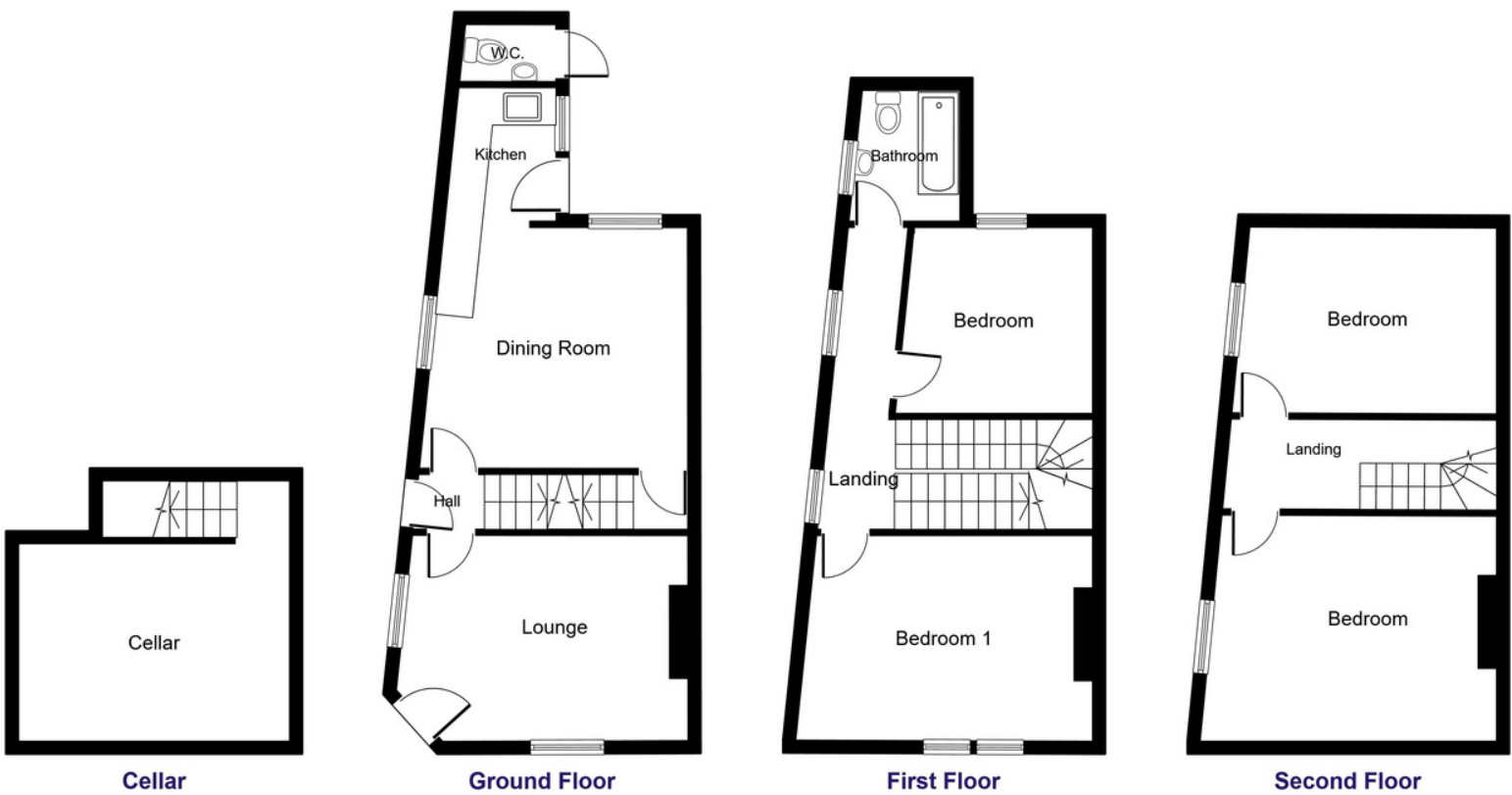
End of terrace house for modernisation, With yard to rear, and useful basement.

02

LOCATION & DESCRIPTION:

Located in Forest Fields, immediately to the north of Nottingham City Centre. Within walking distance of the City Centre amenities, and moments away from Forest Recreation Ground, Arboretum and Nottingham Trent University. 7.5 miles to the north east of Junction 25 of the M1.

An end of terrace house for modernisation. Of interest to investors, developers and owner occupiers.



NOT TO SCALE For layout guidance only



ENERGY PERFORMANCE ASSET RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



ARRANGE A VIEWING

Strictly by appointment with Price Taylor LLP Chartered Surveyors.

📞 **0207 704 8512**
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Important Notice: **1.** These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise no that any services, appliances, equipment or facilities are in good working order. **3.** Whist all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries at to the accuracy of all matters upon which they intent to rely. **4.** Value Added Tax - All rents, premium, prices or other financial arrangements and charges stated are exclusive of Value Added.