



FEATURES

- For sale by private treaty
- Two bedroom detached house
- Freehold
- Requiring refurbishment
- Opportunity to add value
- Asking price of £280,000
- Sold with vacant possession
- Integral garage
- Workshop to the rear
- Good size plot

Asking price: £280,000

House - Detached

26 Main Street
Linby
Nottinghamshire
NG15 8AE

OVERVIEW

A two bedroom detached house for sale by online auction. The property requires a programme of refurbishment and modernisation.

The accommodation is arranged over ground and first floors. To the ground there is an entrance hall, living room, kitchen and bathroom. The integral garage to the front elevation, leads to the rear workshop, which has a separate entrance from the garden.

The first floor accommodation is accessed from stairs in the living room, adjacent to the kitchen. On the first floor, the master bedroom is at the front of the property and the second bedroom is to the rear.

Linby is approximately 9 miles directly to the north of Nottingham. Opposite the property on the north side of Main Street is The Horse and Groom Public House.

For Sale by Private Treaty

Floor Area

Main house: 86.49 m² / 931 ft²
Garage & workshop: 36.23 m² / 390 ft²

Total: 122.72 m² / 1,321 ft²

Council Tax

The property is rated within council tax band D.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/7320-0136-0367-9009-1413>

Services

We understand the property has mains gas, electricity, water & drainage.

Broadband Checker

<https://www.broadband.co.uk/checker/>

Tenure

Freehold with vacant possession.

Viewings

Please contact John Pye Property by email at property@johnpye.co.uk or on 0115 9706060.

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