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24 Acton Avenue  
Nottingham, Nottinghamshire, NG6 0AY

Guide Price  
£100,000

## 2 Bedroom Terraced House

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Two-bedroom mid-terraced home located on a peaceful cul-de-sac in Basford, Nottingham
- Bright and spacious lounge, ideal for relaxing or entertaining.
- Well-appointed kitchen with ample space for cooking and storage.
- Ground-floor bathroom, conveniently located for family and guests.
- Two generously sized double bedrooms upstairs, suitable for a family, sharers, or home office.
- Lovely rear garden with lawn and patio, perfect for outdoor dining and relaxation.
- Excellent local transport links, with regular buses from Vernon Road and Basford Road.
- Basford and David Lane Tram Stops on the NET network within walking distance for fast city access.
- Close proximity to Bulwell Railway Station, ideal for regional rail travel and commuters.

- EPC Rating - D, Council Tax Band - A

24 Acton Avenue, Nottingham, Nottinghamshire, NG6 0AY



## Overview

Modern Method Of Auction - T & C's Apply - This delightful two bedroom mid-terraced home is located on a peaceful cul-de-sac in Basford, Nottingham, offering a perfect combination of comfort, convenience, and a welcoming community atmosphere. The property features a bright and spacious lounge, ideal for relaxing with family or entertaining guests, and a well-appointed kitchen with ample space for cooking and storage. The ground floor also includes a neatly fitted bathroom, providing practical convenience. Upstairs, there are two generously sized double bedrooms, offering flexible accommodation for a small family, professional sharers, or those seeking a guest room or home office.



Externally, the property boasts a lovely rear garden with a well-maintained lawn and patio area, perfect for outdoor dining, relaxing, or enjoying the warmer months. Situated in a sought-after location, the home benefits from excellent transport links: regular local buses run from nearby stops on Vernon Road and Basford Road, offering easy access to Nottingham city centre and Bulwell. The Basford and David Lane Tram Stops on the NET network are within walking distance, providing a fast, convenient route into the city and surrounding areas. Additionally, Bulwell Railway Station is close by for regional rail services, making this property ideal for commuters.

With its practical layout, attractive outdoor space, and excellent connectivity, this property represents an excellent opportunity for first-time buyers, young families, or anyone looking for a well-located home in Basford.

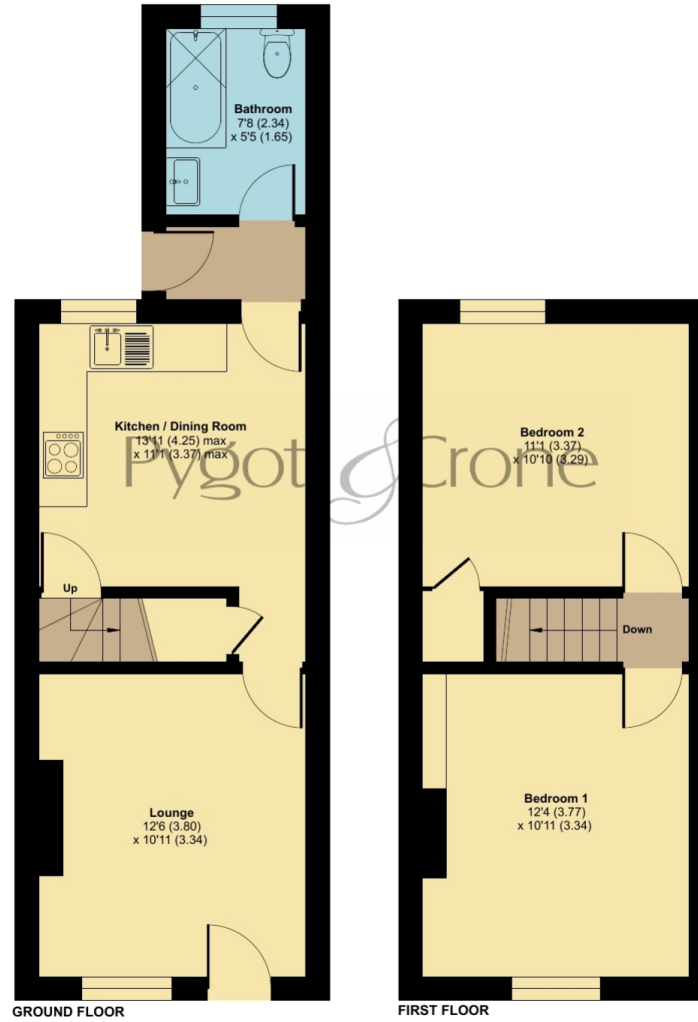




# Acton Avenue, Nottingham, NG6

Approximate Area = 660 sq ft / 61.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1414733



## BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

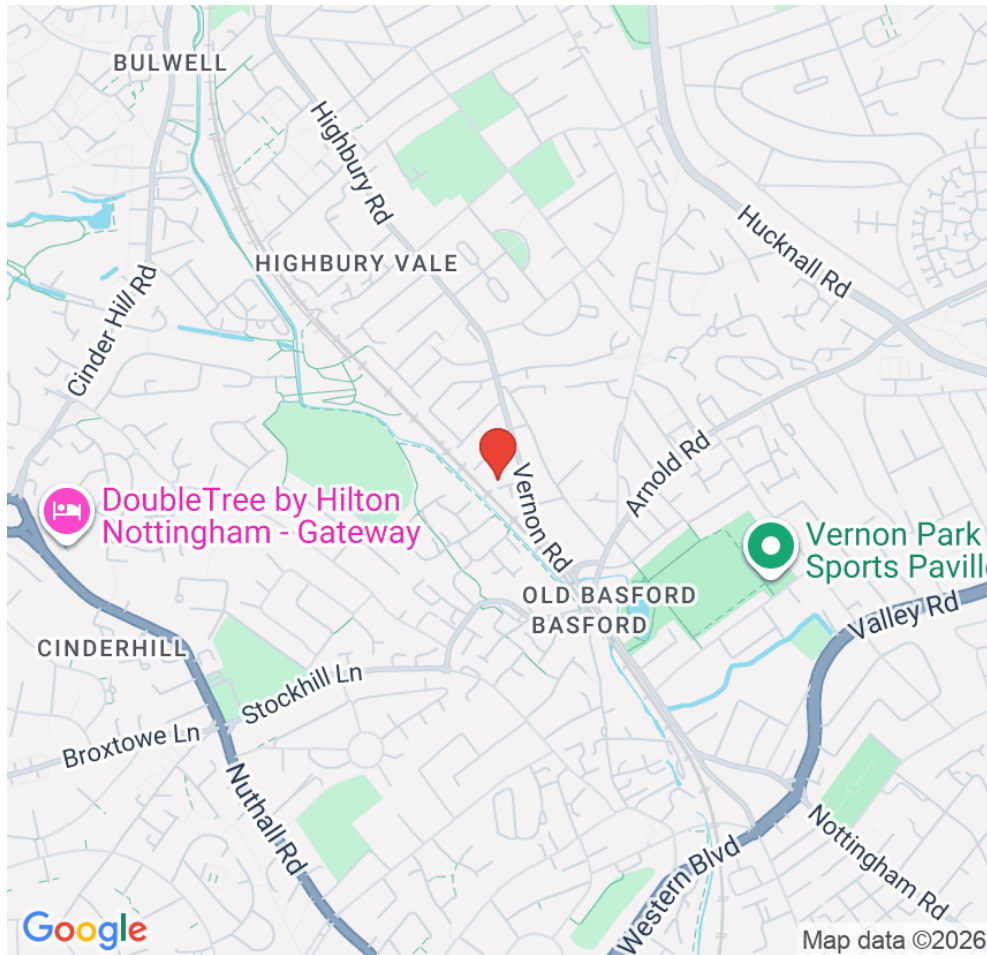
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Lounge 3.8 x 3.34m



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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is on the market with our Nottingham branch

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