





Property Description

Located in a popular and well-established residential area, this delightful three-bedroom mid-terraced property on Pybus Street offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize.

The home blends traditional character with practical living space, all within easy reach of Derby city centre and local amenities.

The ground floor comprises a welcoming lounge, a spacious dining room, and a fitted kitchen with access to a private rear yard. Upstairs, you'll find two generously sized double bedrooms, single bedroom and a modern family bathroom. The property benefits from gas central heating and double glazing throughout.

Externally, the enclosed rear yard offers low-maintenance outdoor space. On-street parking is available to the front of the property.

Conveniently situated for excellent transport links, local schools, and a range of shops and restaurants, this home offers both comfort and convenience in a sought-after location.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to

proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Reception Room One

12' Max x 3' (3.66m Max x 0.91m)

A welcoming front reception room featuring a double-glazed window to the front aspect

Reception Room Two

12' 2" Max x 8' 11" Max (3.71m Max x 2.72m Max)

Spacious second reception room with access to the kitchen and stairs leading to the first floor.

Kitchen

14' 10" Max x 7' 9" Max (4.52m Max x 2.36m Max)

Fitted with a range of wall and base units, stainless steel sink and drainer, integrated oven and hob, and space for appliances.

Bedroom One

14' 2" Max x 12' 1" Max (4.32m Max x 3.68m Max)

A bright and generously sized double bedroom with a double-glazed window to the front aspect, carpeted flooring, radiator, and ample space for wardrobes and storage.

Bedroom Two

12' 2" x 11' 1" (3.71m x 3.38m)

Another good-sized double bedroom, double-glazed window to the rear, carpeted flooring, and radiator.

Bedroom Three

8' 1" Max x 7' 10" Max (2.46m Max x 2.39m Max)

Bathroom

Three-piece suite comprising a panelled bath with shower over, pedestal wash basin, and low-level WC.









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.focalagent.com

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EPC Rating: D Council Tax
 Band: A

view this property online hallandbenson.co.uk/Property/ATR102550

Tenure: Freehold



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.

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