



# HOPKINS & DAINTY

ESTATE AGENTS



**Ray Street, Heanor, DE75 7GL**

**£68,000**

For sale on 26 February 2026 with SDL Property Auctions.

The national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

The auction will commence at 09:00.

**\*\*OPEN 7 DAYS\*\*** HOPKINS & DAINTY are delighted to offer for sale this perfect first time buy or buy to let investment. In good order throughout with gas central heating and double glazing this palisaded mid terrace house has to offer: Lounge, kitchen, utility room, bathroom and two double bedrooms. Outside there is a small rear garden together with a brick storage shed. Viewing a must! If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

## Important auction information

### Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

### Auction Deposit and Fees:

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

### Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for

residential Scottish properties).

### Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

### Lounge 12'4" x 11'1" (3.76 x 3.40)



With window to the front, radiator, coving to the ceiling, wall mounted electric fire.

### Kitchen 12'4" x 11'11" (3.76 x 3.64)



Fitted with a range of matching wall and base units, working surfaces with inset circular stainless steel sink unit and drainer, fitted electric oven with hob and extractor over, appliance space for dishwasher or undercounter fridge, useful understairs storage cupboard, window to the rear, radiator, coving to the ceiling, door to:



Utility room 6'10" x 6'0" (2.10 x 1.83)



With fitted working surface with appliance space under for washing machine and tumble dryer, window and door to the side, radiator, door to:

### Bathroom



Fitted with a white three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, W.C., heated towel rail, window to the side, partially tiled walls.

### The first floor

Bedroom One 12'4" x 11'2" (3.77 x 3.42)



With laminate flooring, window to the front, radiator, coving to the ceiling.

Bedroom Two 12'3" x 12'0" (3.74 x 3.67)



With coving to the ceiling, useful overstairs storage cupboard, cupboard housing the gas central heating combination boiler, window to the rear, radiator.

### Outside



The property has the benefit of a small rear garden together with a brick built storage shed.

### Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

