



10 Farncombe
Lane
Oakwood
Derby
DE21 2AY

Offers Over
£230,000

- FOR SALE BY AUCTION IN SEPTEMBER - FEES APPLY
- PLEASE READ TERMS AND CONDITIONS
- FOR SALE BY AUCTION - FEES APPLY
- LOUNGE AND SEPARATE DINING ROOM
- KITCHEN, SEPARATE UTILITY
- FAMILY BATHROOM WITH SEPARATE SHOWER
- DRIVE AND GARDENS
- GAS BOILER REQUIRES ATTENTION/REPLACING
- SECONDARY DOUBLE GLAZING TO WINDOWS

GENERAL INFORMATION

THE PROPERTY

Scargill Mann & Co, in association with SDL Auctions, offer this four-bedroom detached property on a large corner plot in a popular location off Porters Lane in Oakwood. The property offers a good-sized lounge, separate dining room, fitted kitchen, and utility room with a cloakroom.

Four bedrooms and a family bathroom are on the first floor. The windows have secondary double glazing, and a gas central heating system is installed; however, the boiler needs attention/replacement.

Outside are gardens that require attention.

LOCATION

Oakwood is a popular location. It sits quietly on the outskirts of Derby and benefits from a leisure centre, local shopping facilities, and eateries. There is a medical centre and schooling for all ages.

ACCOMMODATION

Entrance door opening through to hallway.





HALLWAY

4.34m x 2.32m (14'2" x 7'7")

Has stairs to first floor, door to dining room, door to kitchen, door to utility and further door opening through to the lounge diner.

LOUNGE

3.67m width x 5.93m (12'0" width x 19'5")

Has a sliding patio door out to rear garden, a wood window with secondary double glazing looking out over the garden, cornice to ceiling, radiators and ceiling light point.

DINING ROOM

3.13m x 2.94m (10'3" x 9'7")

Has a wood window with secondary double glazing to the front aspect, coving to ceiling, ceiling light point and radiator.

FITTED KITCHEN

2.63m x 3.46m to window (8'7" x 11'4" to window)
Window to the front aspect, door to the side aspect and is fitted with a range of base cupboards, drawers and wall mounted cabinets,

worktops incorporate a stainless steel sink, there is space for a gas oven, space for fridge freezer, ceiling light point and tiled flooring.

CLOAKROOM WITH UTILITY

1.70m x 1.70m (5'6" x 5'6")

Has a wood window with aluminium secondary double glazing, W.C., pedestal hand wash basin and provision for washing machine, there are tiled surrounds and a Worcester Bosch domestic hot water and central heating boiler is housed here.

FIRST FLOOR

LANDING

With loft access point and all doors leading off.

BEDROOM ONE

4.35m to window x 3.23m (14'3" to window x 10'7")

Has a wood window with secondary double glazing to the side aspect, radiator and ceiling light point. There is also a range of built in wardrobes providing hanging space and shelving.

BEDROOM TWO

3.71m to window x 3.22m (12'2" to window x 10'6")

Ceiling light point, radiator, wood windows with secondary double glazing and a built in storage cupboard providing hanging space and shelving.

BEDROOM THREE

2.62m width x 2.87m to window (8'7" width x 9'4" to window)

Has a wood window to the side aspect with secondary double glazing, radiator and ceiling light point.

BEDROOM FOUR

2.92m to window x 2.61m (9'6" to window x 8'6")

Has a wood window with secondary double glazing to the side aspect, radiator and ceiling light point.

BATHROOM

3.21m x 1.73m to window (10'6" x 5'8" to window)
Has wood window with secondary double glazing, panelled bath with mixer tap and shower



attachment, pedestal hand wash basin, W.C. and a fully tiled shower enclosure. There is a heated towel rail, tiled surrounds and ceiling light point.

OUTSIDE

The property sits in a corner plot with a good sized driveway to a large garage with up and over door, power and light and access out into the rear garden.

GARAGE

4.80m width x 5.35m (15'8" width x 17'6")

AUCTION DETAILS

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

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 for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

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.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.



COUNCIL TAX BAND
Derby City - Band D

CONSTRUCTION
Standard Brick Construction

CURRENT UTILITY SUPPLIERS
Gas - British Gas
Electric - Eon
Water - Mains - Severn Trent
Sewage - Mains
Broadband supplier - Talk Talk

BROAD BAND SPEEDS
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITION OF SALE
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given

nor implied against any fixtures and fittings included in these sales particulars.

SCHOOLS
<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>
<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>
<http://www.derbyshire.gov.uk/>

FLOOD DEFENCE
We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.
<https://www.gov.uk/check-long-term-flood-risk>
<https://www.gov.uk/government/organisations/environment-agency>
<http://www.gov.uk/>

VIEWING
Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2024) A

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