



196 Uttoxeter Old Road, Derby, DE1 1NF

Auction Guide £85,000



For sale on 27 November 2025

SDL Property Auction will broadcast the auction 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.

On behalf of Boxall Brown & Jones - Derby

SUPERB RESIDENTIAL INVESTMENT

A large terraced house requiring a full scheme of modernisation offering excellent potential. The current accommodation den offering further potential.



196 Uttoxeter Old Road, Derby, DE1 1NF

Auction Guide £85,000



DIRECTIONS

Leaving the city centre on Friar Gate, turn left onto Uttoxeter Old Road at the junction with Ashbourne Road, proceed past Parcel Terrace where the property will be found at the end of the row of terraced houses on the right. Viewers are advised to observe parking restrictions and find suitable alternative arrangements.

Attractively offered for sale with bo chain and vacant possession, the accommodation comprises, entrance porch and formal hallway, cellar, lounge, dining room and breakfast room leading into a kitchen. To the first floor a landing leads to three bedrooms, two being particularly large and bathroom.

Externally there is a front walled forecourt, gated access to the rear where there is a larger than average garden for a house of this type.

The property is located at the Rowditch junction with Uttoxeter Road and Uttoxter Old Road close providing ease of access to the city centre and Derby Royal Hospital.

FOR VIEWINGS PLEASE CONTACT SDL PROPERTY AUCTION ON 0800 046 5454.

ACCOMMODATION

ENCLOSED ENTRANCE PORCH

Main UPVC double glazed front door, tiled floor, inner door into:

ENTRANCE HALLWAY

Continuing to the breakfast room with stairs to the first floor and access to the cellar, electric storage heater and in-part, a Minton tiled floor.

LOUNGE

12'6" x 12'2" (3.81m x 3.71m)

Having twin front facing UPVC double glazed windows, deep skirting boards, moulded cornices, tiled fireplace and media connections.

DINING ROOM

13'2" x 10'8" (4.01m x 3.25m)

With a rear facing UPVC double glazed window, deep skirting boards, moulded cornices, tiled fireplace with an inset gas fire.

BREAKFAST ROOM

10' x 9'1" (3.05m x 2.77m)

Adjoining the kitchen having a side UPVC double glaze window, built-in store cupboard.

KITCHEN

9'11" x 7'1" (3.02m x 2.16m)

Appointed with a basic range of fitted wall and base units with a stainless steel sink and drainer unit, gas cooker, UPVC double glazed door and side window.

FIRST FLOOR

LANDING

Passaged providing independent access to all first floor rooms, glazed loft access, built-in store cupboard and an electric storage heater.

BEDROOM ONE

16'3" x 12'2" (4.95m x 3.71m)

A particularly spacious bedroom spanning the full width of the terrace having twin front facing UPVC double glazed windows, fireplace.

BEDROOM TWO

14' x 13'2" (4.27m x 4.01m)

A further spacious bedroom having a rear facing UPVC double glazed window, built-in shelving.

BEDROOM THREE

9'7" x 7' (2.92m x 2.13m)

With a side UPVC double glazed window.

BATHROOM

10' x 7'1" (3.05m x 2.16m)

Currently appointed with a bath, basin and WC, built-in airing cupboard, UPVC double glazed window.

OUTSIDE

At the front of the property is an enclosed forecourt set behind a brick wall leading to the front door.

The rear garden is of generous size for a property of this type offering excellent scope for extension and development (subject to planning consent). The garden backs onto the Rowditch recreation ground.

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 AND RESERVE PRICE

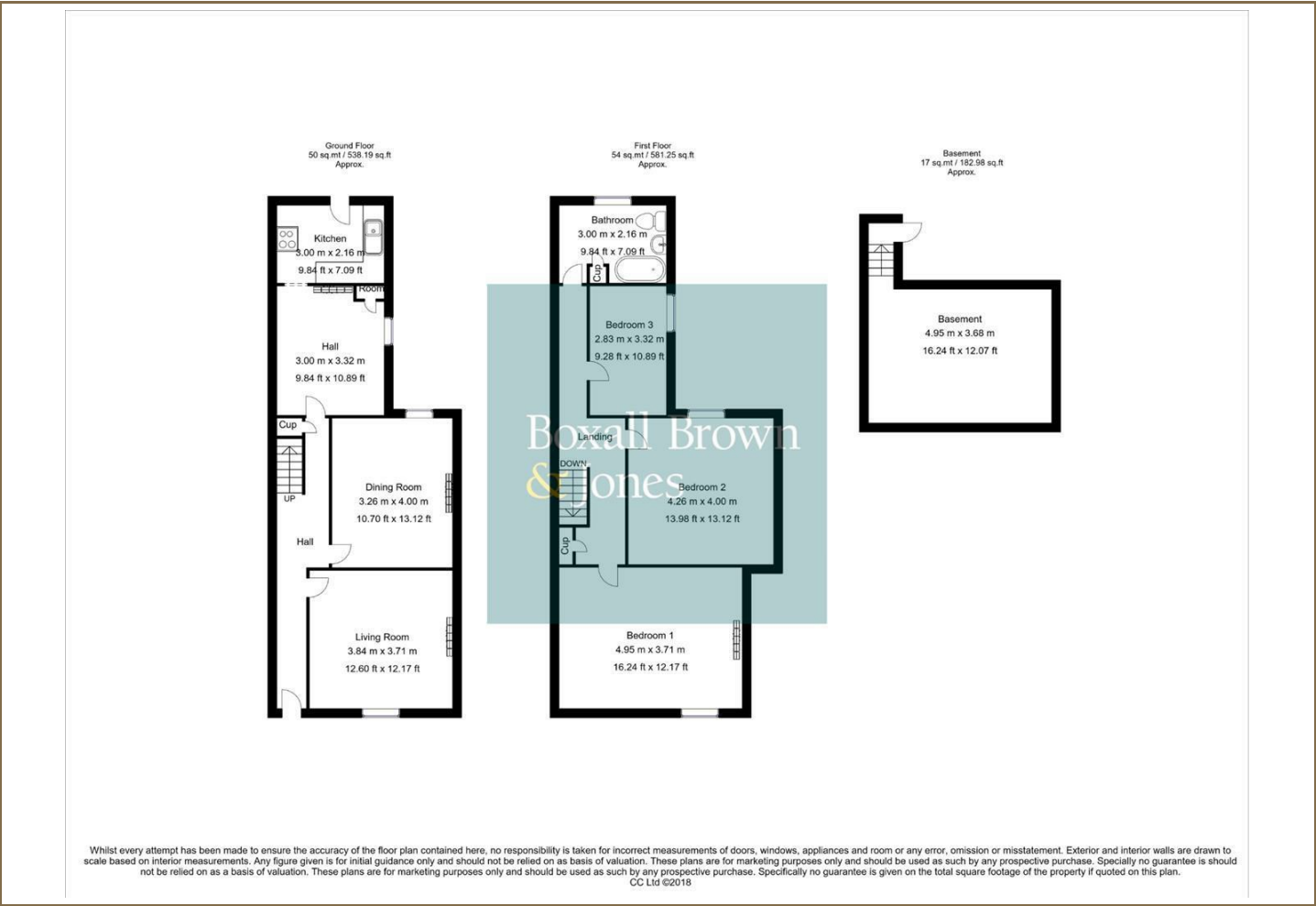
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



Road Map



Floor Plan

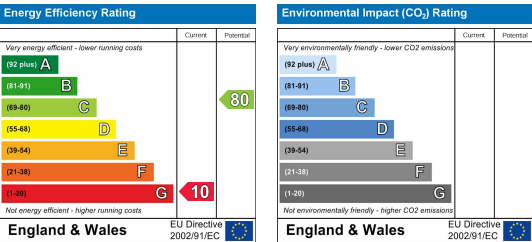


Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

Energy Efficiency Graph



boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk