

Lot 212

394 Derby Road, Chesterfield,  
Derbyshire, S40 2EU

By Order of the  
Mortgagees (Not in Possession)



All enquiries Ref: Meghan Mamo

### ■ Freehold two floor semi-detached house

#### Location:

The property is located on Derby Road (A61). Shopping amenities are available within Chesterfield Town Centre lying to the north with a further range of shops, bars and restaurants found in Derby City Centre located to the south. Public transport links are available at Chesterfield Train Station along with a network of local bus services serving the surrounding areas. The property is served by road links including the A61 and the A617 located to the east. Recreational pursuits can be found locally.

#### EPC Rating:

To be confirmed.

**Council Tax Band:** A



#### Accommodation:

The auctioneers were unable to inspect the property at the time of print. It is understood that the property comprises 3 bedroom accommodation. Purchasers are deemed to rely upon their own enquiries as to the internal layout of the property.

#### Tenure:

The property is understood to be let. It is not known what agreement (if any) is in place or what rent is being achieved (if any).

#### Note 1:

It is understood that the property is subject to a prohibition order.

**Note 2:** The property is being sold by the mortgagees (not in possession) therefore no viewings will be conducted at the property and no keys will be provided to the property upon completion.