



Grey Roof Station Road, Mickleover DERBY DE3 9FB

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Grey Roof Station Road, Mickleover DERBY

****GUIDE PRICE £450,000**** AUCTION PROPERTY FOR SALE VIA BAGSHAW'S RESIDENTIAL AUCTIONS IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.



Entrance Hall

Entrance door with coat hooks, radiator and stairs leading to the first floor.

Cloakroom

Having a w/c, vanity wash hand basin, tiled surround, radiator and UPVC window to the rear,

Lounge

14' 11" x 10' 5" (4.55m x 3.17m)

Having a picture rail, radiator and two double glazed sash windows, one to the front and one to the rear

Dining Room

12' 6" Into recess x 11' 8" (3.81m Into recess x 3.56m)

Having sash window to rear and radiator. Recess with cupboard and under stairs storage.

Kitchen

14' 11" x 7' 5" (4.55m x 2.26m)

Having a matching range of wall and base units rolled edge work surfaces over, double oven, built in microwave and an induction hob, integrated fridge, sink unit with 2 sinks, tiled surrounds, space for appliances, plumbing for dishwasher, spot lighting and a breakfast bar.

Conservatory

13' 1" x 19' 6" (3.99m x 5.94m)

Is built of brick construction, south facing with UPVC windows, blinds French doors leading to garden via patio, tiled flooring, and radiator.

Landing

Galleried landing with a glazed panel window to the front, cloak cupboard and radiator.

Bedroom One

21' 4" x 15' into recess (6.50m x 4.57m into recess)

Having two double glazed windows to the front and one to the rear, fitted wardrobes and two radiators.

Bedroom Two

10' 11" x 8' 7" (3.33m x 2.62m)

Having a double glazed window to the rear and radiator.

Bedroom Three

14' 10" x 10' 4" (4.52m x 3.15m)

Having two double glazed windows to the side and one to the rear and radiator.

Family Bathroom

Having a coloured panelled bath, tiled shower cubicle, vanity wash hand basin, w.c, heated towel radiator, attic access, air cupboard housing a water cylinder and radiator.

Workshop

9' 10" x 8' 11" (3.00m x 2.72m)

Having a window and radiator,

Garage

21' 1" x 15' 5" (6.43m x 4.70m)

Outside

To the front is a pathway to the front entrance. To the rear is a south facing garden set with 1/3 of an acre of land having an orchard, laid to lawn area, greenhouse heated via mains gas supply also has a thermostatically controlled window in roof, access to the garage and the workshop.

Conditions Of Sale

Safety inspection of the properties in our auction and cannot therefore guarantee the safety and security of viewers Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

*** Guide And Reserve Prices**

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a

provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Note

Prospective purchasers will need to register within the auction room before the sale commences. Two items of identity will be required together with an indication of how a contractual deposit will be paid. We do not take cash or credit card deposits. The sale of each lot is subject to a contract documentation charge £1,500.00 (including VAT) payable on the fall of the hammer. If you are unable to attend the auction for any reason you can still bid on the property either by telephone or proxy bid, please contact the auctioneers for further information. Guidance notes are set out in the catalogue in relation to auction property, particularly from a purchasing perspective.



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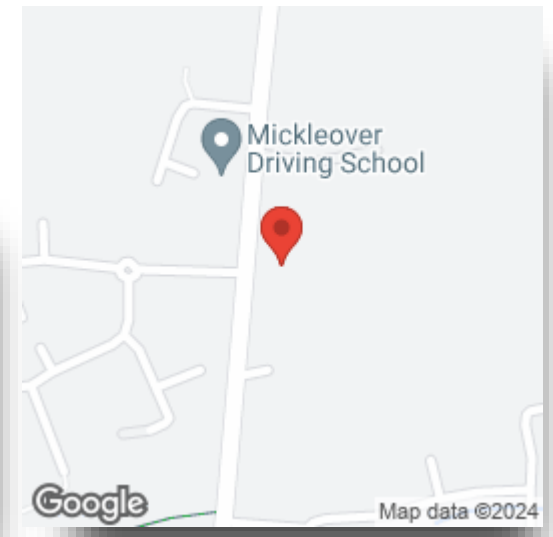
Grey Roof Station Road, Mickleover DERBY

- COUNCIL TAX BAND E
- **BARNARD MARCUS AUCTION**
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Tenure: Freehold EPC Rating: D

guide price

£450,000



view this property online [bagshawsresidential.co.uk/Property/MVR108012](https://www.bagshawsresidential.co.uk/Property/MVR108012)

Please note the marker reflects the
postcode not the actual property



Property Ref:
MVR108012 - 0008

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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