



**Holmesfield Drive, Mickleover Derby DE3 9JD**



**welcome to**

**Holmesfield Drive, Mickleover Derby**

Guide Price of £225,000 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**

Door to the front and radiator.

### **Lounge/dining Room**

24' 3" x 7' 7" extending to 10 ( 7.39m x 2.31m extending to 10 )

Having a UPVC window to the front, feature fireplace, radiator and French doors to the rear,

### **Kitchen**

11' 7" x 7' 4" ( 3.53m x 2.24m )

Having a matching range of wall and base units, work surfaces, sink drainer, space for appliances and UPVC window to the rear,

### **Landing**

Having a UPVC window to the side and loft access.

### **Bedroom One**

12' 1" x 8' 8" ( 3.68m x 2.64m )

Having a UPVC window to the front and radiator.

### **Bedroom Two**

10' 1" x 8' 8" ( 3.07m x 2.64m )

Having a UPVC window to the rear and radiator.

### **Bedroom Three**

9' 1" x 6' 5" ( 2.77m x 1.96m )

Having a UPVC window to the front and radiator.

### **Bathroom**

Having a panel bath, wash hand basin and a low level flush w.c.

### **Outside**

To the front is a driveway for off road parking for multiple vehicles, leading to the garage. To the rear is a garden a garden which has established plants, two sheds and is enclosed within a fenced surround.

### **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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## Holmesfield Drive, Mickleover Derby

- AVAILABLE POST AUCTION
- THREE BEDROOM
- DETACHED
- LOUNGE/DINING ROOM
- GARAGE

Tenure: Freehold EPC Rating: C

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108172 - 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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