



Devonshire Drive, Mickleover Derby DE3 9HE

welcome to

Devonshire Drive, Mickleover Derby

This property comprises of an entrance hallway, two well-presented bedrooms, a lounge, a kitchen and a conservatory. Externally this property has a driveway suitable for multiple vehicles and a large spacious rear garden with a shed.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Access to the property with doors leading to the two bedrooms, the bathroom, the kitchen and the lounge.

Bedroom One

13' 7" x 9' 8" (4.14m x 2.95m)

With a bay window to the front of the property, carpeted flooring, fitted wardrobes, central heating radiator.

Bedroom Two

8' 6" x 6' 1" (2.59m x 1.85m)

With a window to the front elevation, carpeted flooring, central heating radiator, fitted wardrobes.

Shower Room

With a walk in shower cubicle, low level w/c, wash hand basin, window to the side elevation.

Lounge

13' 8" x 10' 3" (4.17m x 3.12m)

With a gas fireplace fitted with complimentary tiling at the base, with carpeted flooring, a central heating radiator and patio doors leading to the conservatory.

Kitchen

10' 4" x 9' 4" (3.15m x 2.84m)

With tiled flooring, a window to the side elevation, fitted kitchen comprising of a stainless steel sink set in a base unit, further base units, cupboards and drawers, a gas hob, a cooker hood, central heating radiator and a door leading to the conservatory.

Conservatory

16' 1" x 8' 8" (4.90m x 2.64m)

Tiled flooring, windows to the rear elevation, central heating radiator, doors to the lounge, kitchen and out to the rear garden.

Exterior

To the front of the property is a paved driveway, a path extending up towards the rear gate and beautiful mature shrubbery surrounding the door to enter the property. To the rear of the property there is a shed to provide storage with a paved path around the garden, engulfed with greenery and mature shrubs giving a calming feeling throughout.



check out more properties at bagshawsresidential.co.uk



welcome to

Devonshire Drive, Mickleover Derby

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- COUNCIL TAX BAND: B
- BAY WINDOW IN THE MASTER

Tenure: Freehold EPC Rating: D

guide price

£155,000



Please note the marker reflects the postcode not the actual property

check out more properties at bagshawsresidential.co.uk



Property Ref:
MVR108353 - 0003

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.

Not for marketing purposes INTERNAL USE ONLY



01332 518844



mickleover@bagshawsresidential.co.uk



14 The Square, Mickleover, DERBY, Derbyshire,
DE3 0DD



bagshawsresidential.co.uk