



Wilson Close, Mickleover Derby DE3 0DT

welcome to

Wilson Close, Mickleover Derby

Guide Price: £160,000

AUCTION DATE: TUESDAY 30th JULY 2024



Entrance Hallway

Entering the property through the entrance doorway, with a window to the front elevation, door leading to the kitchen and stairs to the first floor.

Dining Room

Window to the rear elevation, central heating radiator, laminate flooring, door leading to the kitchen and archway leading to the lounge.

Lounge

With window to the front elevation, carpeted flooring, door leading to the entrance hallway and archway leading to the dining room.

Kitchen

Fitted kitchen comprising of stainless steel sink set in a base unit, further base and wall units, pantry, laminate flooring, and space and plumbing for washing machine. With doors leading to the dining room, entrance hallway and rear lobby, and window to the rear elevation.

Rear Lobby

With access to the downstairs w/c, kitchen, and external door to the driveway and rear garden. Also housing a storage cupboard.

W/C

Window to the side elevation, low level w/c.

Bedroom One

Double bedroom with window to the front and fitted storage cupboard.

Bedroom Two

Double bedroom with fitted storage cupboard, window to the rear, and radiator.

Bedroom Three

Window to the front.

Wc

Window to the rear, low level w/c.

Shower Room

Window to the rear, wash hand basin, walk in shower, partial tiling.

External

To the front of the property there is off road parking for multiple vehicles, in addition to the garage, laid to lawn frontage bordered by mature shrubbery. To the rear, the extensive, private and enclosed garden has been carefully nurtured, with mature plants, shrubbery and trees, and has outdoor storage structures, in the form of sheds and a greenhouse.

Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety Advice

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied 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

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,500 (including vat) payable on the fall of the hammer.



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welcome to

Wilson Close, Mickleover Derby

- ****AUCTION PROPERTY****
- COUNCIL TAX BAND: B
- Three bedroom semi-detached house
- Spacious, well-presented rear garden
- High potential property

Tenure: Freehold EPC Rating: C

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108089 - 0005

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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