



**Vicarage Road, Mickleover Derby DE3 0EF**

**welcome to**

**Vicarage Road, Mickleover Derby**

Vicarage Road briefly comprises of an entrance hallway, two reception rooms, kitchen, conservatory, two bedrooms, a bathroom and a private rear garden and off-road parking for multiple vehicles. An internal viewing is demanded, call to book now!



### 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 Hall

Upon entry to the property through the front door which is on the side, providing access to the two reception rooms, bedroom two and three and bathroom.

### Reception Room One

The property boasts a spacious lounge, fitted with carpeted flooring, a radiator and double-glazed window to the front.

### Reception Room Two

Second reception room, providing additional flexible living space. Fitted with laminate flooring, a radiator and opens up to the conservatory, allowing natural light to flow into the room.

### Kitchen

Fitted kitchen comprising of a range of wall, base and drawer units, one bowl stainless steel sink, induction hob, overhead extractor fan and houses a combi boiler with space for appliances such as a dishwasher and fridge/freezer. Finished with tiled flooring and a double-glazed window to the front.

### Conservatory

Featuring a spacious conservatory, built with a brick base, fitted with UPVC windows allowing natural light to flood in. Currently unfurnished offering versatility which can be designed and used as desired.

### Bedroom One

Double bedroom, fitted with wooden laminate flooring, a radiator and a double-glazed window to the rear.

### Bedroom Two

Double bedroom fitted with a radiator and a double-glazed window to the side.

### Bathroom

Three-piece suite comprising of a low-level w/c, wash-hand basin and a bath. Fitted with vinyl flooring, tiled walls and a frosted double-glazed window to the side.

### Outside

Externally, to the front, a driveway providing off-road parking for multiple vehicles leading straight to the rear garden, alongside pebbling. To the rear, partially laid-to-lawn and a shed for additional storage.



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## **Vicarage Road, Mickleover Derby**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- WELL-PRESENTED TWO BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

guide price

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108419 - 0005

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