



Highfield Road, Littleover Derby DE23 1DH

welcome to

Highfield Road, Littleover Derby

Selling via auction. Located on the sought-after Highfields estate in Littleover, this semi-detached property with a lounge, kitchen, three bedrooms, a family bathroom, a rear garden, garage and a driveway. A great opportunity for first time buyers, home-movers, and investors alike!



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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 through the porch, the entrance hallway provides access to the downstairs w/c comprising of; a low-level w/c and wash-hand basin, lounge/dining area, kitchen and first floor landing.

Lounge

10' 11" x 21' 11" (3.33m x 6.68m)
Spacious lounge/dining room, boasting plenty of versatility, featuring a gas fireplace, finished with wood laminate flooring, a radiator, double-glazed windows to the front and rear, with a connecting door leading to the kitchen.

Kitchen

9' 11" x 9' 5" (3.02m x 2.87m)
Fitted kitchen comprising of a range of base, wall and drawer units with an integrated one and a half bowl sink and drainer with a mixer tap, double-oven, induction hob and overhead extractor hood, with space and plumbing for additional appliances. Finished with tiled flooring, spotlights to the ceiling, a double-glazed window to the rear, a door leading to the pantry and to the side of the property.

Landing

First floor landing providing access to three bedrooms, the family bathroom, loft and cupboard. Finished with carpeted flooring.

Bedroom One

8' 11" x 12' 1" (2.72m x 3.68m)
Double bedroom finished with fitted wardrobes, carpeted flooring, a radiator and double-glazed window to the rear.

Bedroom Two

10' 11" x 9' 7" (3.33m x 2.92m)
Double bedroom finished with fitted wardrobes, carpeted flooring, a radiator and double-glazed window to the front.

Bedroom Three

9' 11" x 8' 6" (3.02m x 2.59m)
Double bedroom finished with carpeted flooring, a radiator and double-glazed window to the rear.

Bathroom

Three-piece suite comprising of a low-level w/c, wash-hand basin and bath with an overhead shower. Finished with carpeted flooring, tiled walls and a frosted double-glazed window to the front.

External

Externally, to the front plenty of privacy is given with

mature shrubbery and trees enclosing the property, usefully a driveway providing off-road parking for multiple vehicles, To the rear, patio slabbed paving, perfect for seating, followed by a set of steps leading to the pond, further onwards the garden is laid-to-lawn surrounded by mature shrubbery and trees, ensuring lots of privacy.



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Highfield Road, Littleover Derby

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM DETACHED HOUSE
- SPACIOUS LOUNGE/DINING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108951 - 0005

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