



25 & 26 Granville Street
Derby, DE1 1GR

HOWKINS &
HARRISON

25 & 26 Granville Street Derby, DE1 1GE

Features

- Investment Opportunity
- Excellent Commuter Location
- For Sale by Online Auction

Description

An exciting investment opportunity offered for sale by online auction is these two terraced properties in need of modernisation throughout.

25 Granville Street comprises a terrace property with a generous ground floor space with a living room, dining room and kitchen with utility, providing multiple downstairs rooms. The first floor includes three bedrooms and a family bathroom.

26 Granville Street comprises an end of terrace property with an open plan living room/dining room, kitchen and utility on the ground floor. On the first floor there is two bedrooms and a shower room.

The property is ideally situated in the centre of Derby, with excellent access to public transport links and Derby City Centre.

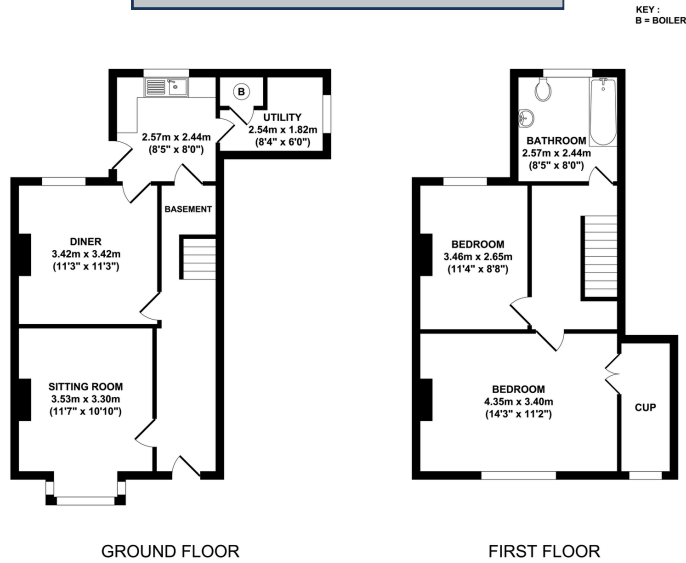
Location

The property is located on Granville Street in Derby within walking distance of the City Centre and benefits from easy access to local public transport links including bus routes and Derby Train Station.

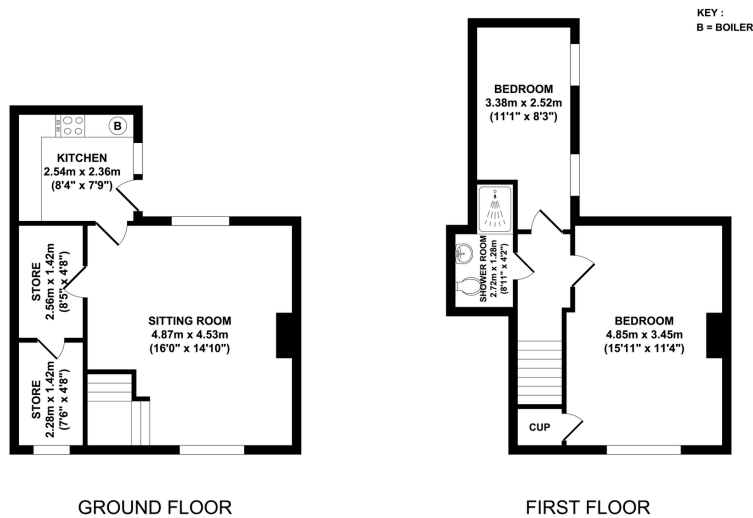
The property is located approximately 1.4 miles from the A38 and approximately 8.7 miles from Junction 25 of the M1, providing access to the wider Midlands Motorway Network.



25 Granville Street



26 Granville Street



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Accommodation Details

25 Granville Street

The front door leads into the hallway, providing access to the sitting room and diner, as well as stairs to the first floor. Also situated on the ground floor is the kitchen, utility and cellar, providing excellent storage space.

Stairs lead from the ground floor to the first floor landing where you will find the master bedroom, family bathroom and a further bedroom.

To the rear of the property, there is a patio garden, this can be accessed from the shared alley to the right of 26 Granville Street.

26 Granville Street

The property comprises of a kitchen with wall and floor mounted units, leading to the living room/dining room and utility as well as stairs to the first floor.

Located on the first floor is the master bedroom, shower room and further bedroom.

To the rear of the property there is a patio garden.

Local Authority

Derby City Council

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Method of Sale

The property will be sold by online auction.

Anti Money Laundering

Under the money laundering directive (S12017/692) we are required under due diligence as set up under HMRC to take full identification (e.g. Photo ID and recent utility bill as proof of address). When a potential purchaser submits an offer for a property, please be aware of this and have the information available.

Auction Terms

The property is for sale by online auction. All details, terms, conditions and contract pack are available on our website.

Contract Pack - The contract pack is available via the 'online auction' pages of our website.

Online Auction Access - Please visit the Howkins & Harrison website (howkinsandharrison.co.uk), click 'Auctions'.

To bid; click 'Register' and verify your email address. Should you be successful in the purchase of this property, the following payments are due upon exchange:

£5,000 (incl VAT) is taken from the registered card (on the fall of the hammer) and is apportioned as follows:

- Auctioneers Buyers Premium - £1,800 (incl VAT)
- Auction Platform Fee - £1,980 (incl VAT)
- £1,220 towards the deposit

The remainder of the 10% deposit of the purchase price is due by 12pm the next working day.

The purchaser is subject to the following payments upon completion:

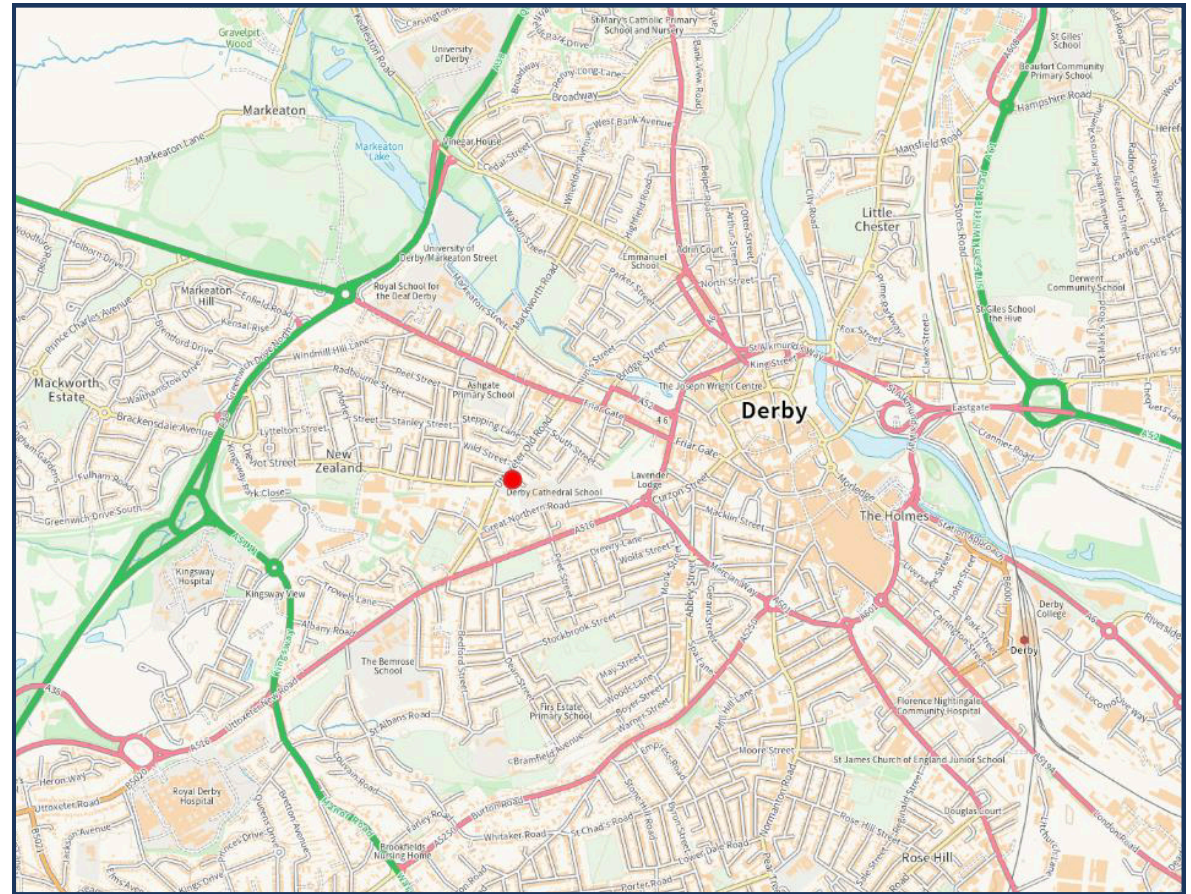
- Balance of the purchase price
- Search fees to a maximum of £326.90 (incl VAT)
- Transfer fee - £234 (incl VAT)
- Administration fee - £480 (incl VAT)

Viewing

Accompanied viewings only, strictly by appointment with Howkins & Harrison on 01530 877977.

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of an error, omissions or misdescriptions. The plan is for identification purposed only.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. **3.** The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. **4.** Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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