

FOR SALE



Bicester Avenue, Stenson Fields

2 Bedrooms, 1 Bathroom, Semi-Detached Bungalow

Auction Guide Price £115,000



- Semi Detached Bungalow
- No Upward Chain
- Two Bedrooms
- Modern Method Of Sale
- EPC Rating E
- Freehold
- Front & Rear Gardens

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

PROPERTY AND LOCATION A two bedroom semi detached bungalow situated in a cul de sac setting and offered for sale with no onward chain. The property offers great potential to create a home to personal tastes, our CGI generated images offer some inspiration as to how the property could look!

DE24 3AX is situated in the southern part of Derby, within a well-established residential neighbourhood known for its convenient transport connections and access to key employment and leisure destinations. The postcode lies close to Alvaston and Pride Park, blending suburban housing with nearby commercial and business facilities.

The area offers a balanced community environment, with a mix of family homes, local shops, schools, and accessible green spaces. A selection of primary and secondary schools serves the neighbourhood, making it particularly attractive to families, while its connectivity and proximity to major workplaces also appeal to professionals working locally or commuting to surrounding cities.

ENTRANCE HALL With door to the front elevation and door leading into the lounge.

LOUNGE 11' 0" x 15' 6" (3.35m x 4.72m) With uPVC double glazed window to the front elevation, there is a electric fire and doors leading to the kitchen and inner hall.



KITCHEN 7' 10" x 8' 4" (2.39m x 2.54m) With two uPVC double glazed windows to the front and side elevation. There is a range of matching wall with base units incorporating sink with drainer and free standing cooker.

INNER HALL With door leading to the bedrooms and bathroom.

BEDROOM ONE 11' 0" x 8' 11" (3.35m x 2.72m) With uPVC double glazed window to the side elevation.

BEDROOM TWO 7' 9" x 7' 10" (2.36m x 2.39m) With uPVC door to the rear elevation leading to the rear garden.

BATHROOM With three piece suite comprising of low level w.c, was hand basin and bath. There is a uPVC double glazed window to the side elevation.

REAR GARDEN With laid to lawn and patio area.

AUCTIONEER NOTES This property is for sale by Martin & Co Derby powered by iamsold Ltd.

The property is for sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to the 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.