



**MELBOURNE**  
Sales & Lets

**South Street, Derby, DE73 8GB**  
**Guide Price £225,000**

## Accommodation

Entrance Lobby  
With stairs.

Lounge  
13ft 2 x 12ft 1

Breakfast Kitchen  
11ft 7 x 10ft 1

Rear/Inner Hall  
15ft 9 x 5ft 1 with understairs storage.

Separate Dining Room  
12ft 8 x 10ft 8 into chimney recess

Timber Framed Rear Porch  
Incorporating WC.

First Floor Landing  
Leading to -

Principle Bedroom  
12ft 1 into wardrobe x 13ft 1

En-Suite Bathroom  
12ft 8 x 10ft 1

Bedroom Two  
13ft 1 x 10ft 8

Bedroom Three  
13ft x 10ft 7

Family Bathroom  
9ft 5 x 5ft 3

Outside  
Small fore-court and an integral garage with up an over door. Immediately to the rear there is an enclosed, well kept garden with established borders, timber shed, enjoying a southerly aspect with a certain degree of privacy.

## Costs

### Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

### Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 1.2% of the purchase price (subject to a minimum of £1,500 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

### Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

### Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

### Registration for BTG Eddisons Property Auctions

<https://bidding.eigpropertyauctions.co.uk/register/btg-eddisons-property-auctions>

### Tenure

Freehold

### Council Tax Band

Charnwood Borough Council / South Derbyshire Council

Council Tax Band : C

### Viewings

Please contact Julie, Lauryn or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

### Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

### Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5:30pm or Saturdays 10am - 3:30pm.

### Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

### Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

### Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

### Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

### General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

### Hours Of Business

Monday to Friday 9am - 5.30pm - Excluding Bank Holidays.

Saturday 10am - 3:30pm.

