St. Giles Road

Derby, DE23 8SJ







Great investment opportunity for sale by auction in need of modernisation. Spacious highly flexible layout with entrance hall, two reception rooms, dining kitchen, utility and ground floor WC. Three well-proportioned bedrooms and family bathroom.

Auction Guide Price £100,000

FOR SALE BY AUCTION 25/26 NOVEMBER

John German

Situated in the popular residential area of Normanton, this property benefits from excellent local amenities, a variety of shops, supermarkets and leisure facilities, as well as well-regarded schools for all ages. The area offers superb transport links, with easy access to Derby city centre, the A38, A50 and M1 motorway network, making it ideal for commuters. Normanton is a well-established and diverse community, known for its convenient location and wide range of everyday amenities.

Entrance to the property is via a traditional entrance porch leading onto the entrance hallway with stairs rising to the first floor and doors leading to the ground floor living spaces. The living room lies to the front of the house with a large window to the front, gas fire and coved ceiling. To the rear is a second reception room overlooking the rear yard, gas fire and coved ceiling. The kitchen has a range of base and wall units with roll edge worksurfaces, stainless steel sink unit, tiled splashback, space for appliances and breakfast table, large under stairs storage cupboard, window and entrance door to the side. To the rear of the kitchen is a useful utility/storage room with space for appliances and leading to a ground floor WC.

On the first floor stairs lead to a split level landing providing access to three well proportioned bedrooms and a family bathroom with a three piece suite comprising low flush WC, panelled bath and a pedestal wash basin.

Outside, the property is set back from the road behind a low walled frontage whilst to the rear is a walled garden with a gate leading to a shared entry.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: On road
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Derby City Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/10112026

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, and are payable immediately upon exchange of contracts:

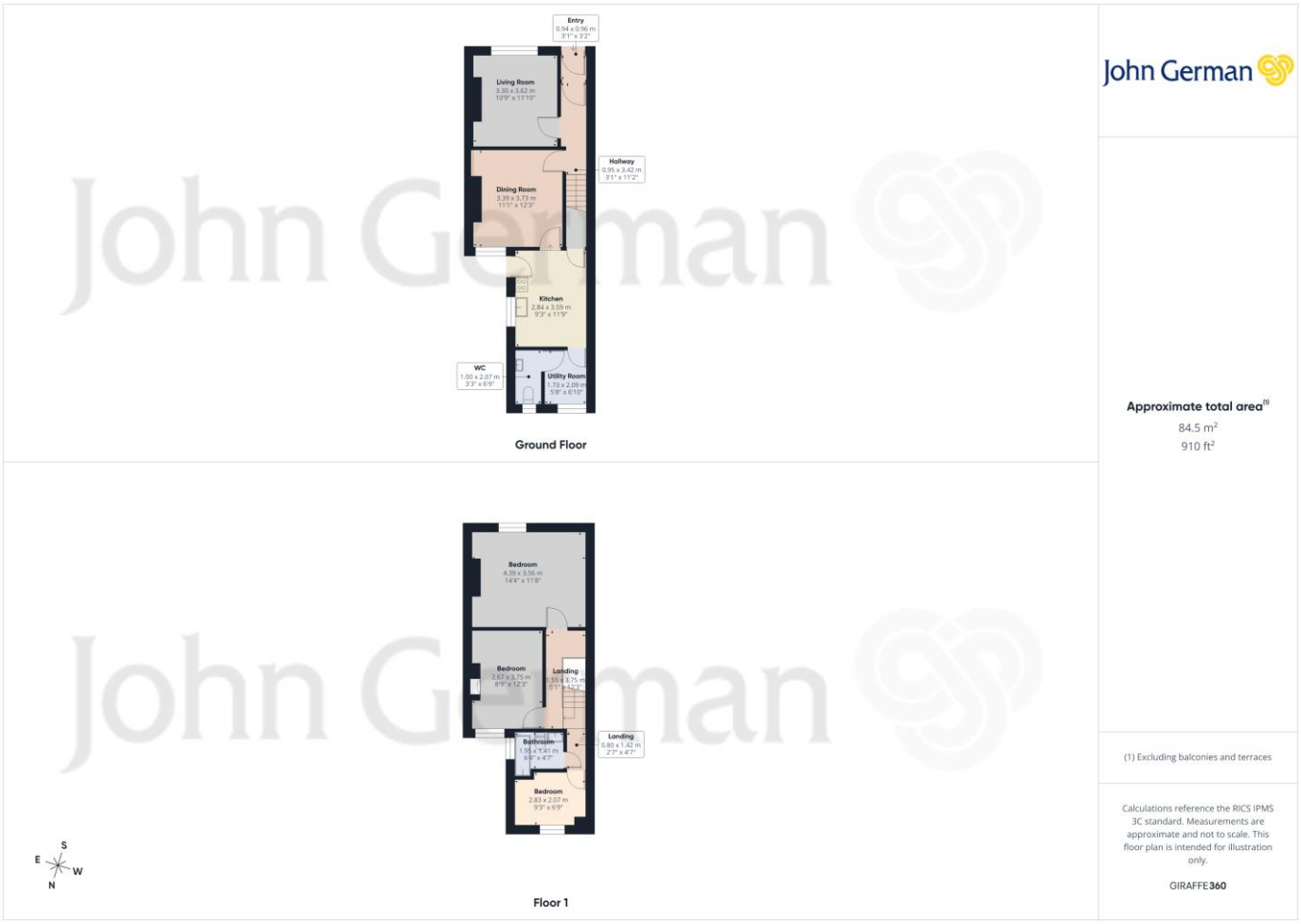
- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

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.




BANANAS
John German


John German


John German


John German


John German

AWAITING EPC MEDIA

John German
Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB
01332 943818
derby@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.