



83 Bedford Street, Derby, DE22 3PE By Auction £110,000

FOR SALE BY PUBLIC AUCTION ON 30th APRIL 2026.

NO CHAIN on this THREE-BEDROOMED SEMI-DETACHED property, ideal for the investor(s) or family purchaser(s). SITUATED IN A VERY POPULAR AREA OF DERBY, ideally located for access to Derby University, the Royal Derby Hospital, and Derby city centre. Ease of access is afforded to Derby's ring road system, providing links for commuting further afield. In need of refurbishment and modernisation, the accommodation has the benefit of gas central heating and double glazing, and briefly comprises: -

GROUND FLOOR, lounge, dining room, and kitchen. FIRST FLOOR, three bedrooms, and bathroom. OUTSIDE, enclosed rear garden. EPC E, Council Tax Band B.

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The Property

A traditional semi-detached property comprising; two reception rooms, kitchen, three bedrooms, bathroom, and front and rear gardens. The property is in need of some modernisation, and provides an ideal opportunity for the discerning purchaser to undertake refurbishment to their own individual design and tastes.



Location

The property is situated close to Derby city centre, the University of Derby and the Royal Derby Hospital. It is handy for all major road links including A52, A38 and M1

Directions

When leaving Derby city centre by vehicle, proceed southwest on Uttoxeter New Road, and after approximately 0.5-mile from the city centre turn left into Upper Boundary Road, then after the cemetery, turn right onto Camden Street, and left onto Bedford Street.

What 3 Words /// petal.tell.winner

Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13517.

Accommodation

Having the benefit of central heating, and double glazing, the detailed accommodation comprises:-

GROUND FLOOR

Side Entrance

Having double glazed front door opening directly into the: -

Entrance Hall

Having stairs off hall to first floor, Minton tiled floor, and doors off to the ground floor rooms.

Lounge

3.63m x 3.61m plus bay (11'10" x 11'10" plus bay)

Measurements are 'plus bay'.

Having bay window to front, fire surround with gas fire (NOT TESTED), shelving within the recess, and central heating radiator.



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Dining Room

3.61m x 3.61m (11'10" x 11'10")

Having dark-wood fire surround with gas fire (NOT TESTED), window to rear overlooking garden, central heating, and gas-fired boiler providing domestic hot water and central heating.



Kitchen

2.59m x 2.24m (8'6" x 7'4")

Having sink with stainless-steel drainer and mixer taps, a few wall cupboards and under counter drawers, part-tiled walls, double glazed window to side, and opening to the:



Utility Area

having double glazed window to rear.

FIRST FLOOR

Bedroom One

3.63m x 3.63m (11'11" x 11'11")

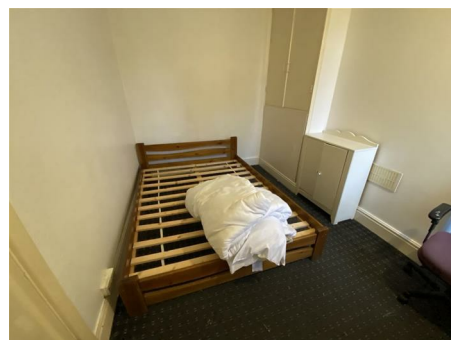
Having double glazed window to front, and central heating radiator.



Bedroom Two

3.66m x 2.67m (12'0" x 8'9")

Having double glazed window to rear, built-in cupboard, and central heating radiator.



Bedroom Three

2.41m x 2.24m (7'11" x 7'4")

Having double glazed window overlooking the rear garden, and central heating radiator.



Bathroom

2.95m x 1.14m (9'8" x 3'9")

Having suite comprising; bath with shower attachment, low-level WC, and pedestal wash hand basin, together with double glazed window with obscure glass, and part tiled walls,



OUTSIDE

Front Garden

Walled front garden with hedging down the side providing potential for hard standing, subject to requirements, and obtaining the usual planning and building regulation approvals.

Rear Garden

Having paving down the side leading to a lawned area with hedges on both sides, incorporating two useful brick stores, and a garden shed shed.



ADDITIONAL INFORMATION

Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

- Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

01 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.

02 Auction Deposit & Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% 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.

03 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).

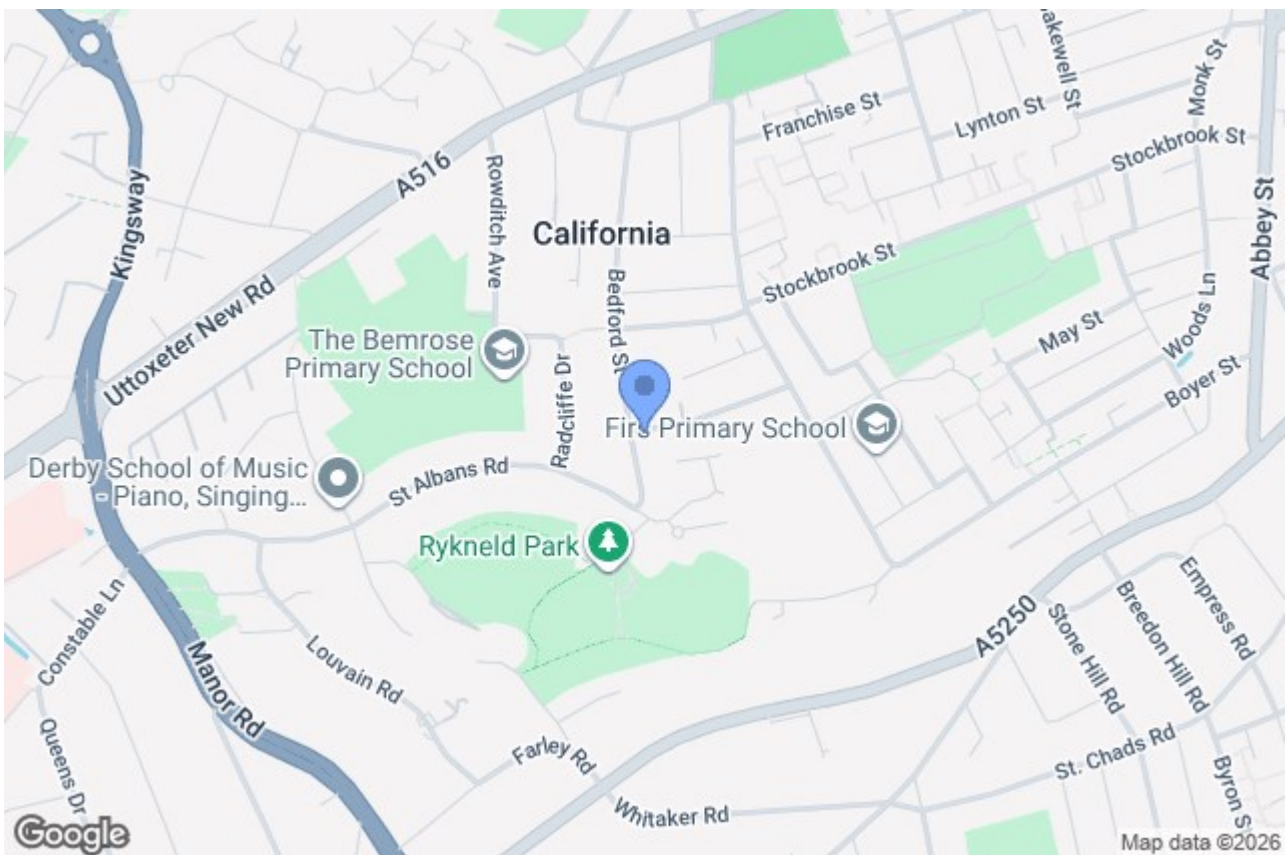
04 Auction Guide Price & Reserve

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.

REF: R13517

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	87
	42
England & Wales	EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
	87
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PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for