



**Fenton Road, Mickleover Derby DE3 0EP**

**welcome to**

**Fenton Road, Mickleover Derby**

FOR SALE VIA BAGSHAW'S RESIDENTIAL AUCTIONS IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS [www.barnardmarcusauctions.co.uk](http://www.barnardmarcusauctions.co.uk)  
TUESDAY 14TH APRIL 2026 at 9:30am



### **Auction Details**

AUCTION DATE: TUESDAY 14th APRIL 2026  
BIDDER REGISTRATION: BY 2pm MONDAY 13th  
APRIL 2026  
WHERE TO BID: Please ensure you are registered to  
bid on the Barnard Marcus Auctions website.  
LEGAL PACK: Download from Barnard Marcus  
Auctions

### **Online Underwriting**

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN  
ASSOCIATION WITH BARNARD MARCUS AUCTIONS  
TUESDAY 14th APRIL 2026 AT 9.30AM AT THE DE  
VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT  
QUEEN STREET, COVENT GARDENS, LONDON WC2B  
5DA. YOU CAN ALSO REGISTER FOR ONLINE  
BIDDING.

### **Conditions Of Sale**

The Conditions of Sale will be deposited at the  
offices of the auctioneers and vendor's solicitors  
seven days prior to sale and the purchaser shall be  
deemed to have knowledge of the same whether  
inspected or not. Any questions relating to them  
must be raised prior to the auction. Prospective  
purchasers are advised to check with the auctioneers  
before the sale that the property is neither sold nor  
withdrawn. The purchaser will also be deemed to  
have read and understood the auction conduct notes  
printed within the sale catalogue.

### **Health And Safety Advice**

Whilst the auctioneers make every effort to ensure  
the safety and security of viewers at lots, we have not  
carried out a detailed Health & Safety inspection of  
the lots in our auction and cannot therefore  
guarantee the safety and security of viewers. All  
persons attend properties entirely at their own risk.  
Particular care should be taken when accessing  
cellars, attics, exterior grounds, outbuildings and  
boundaries. All unaccompanied inspections of vacant  
sites should be made in daylight hours only and  
entry into such sites is entirely at the viewers' risk.

### **Guide And Reserve Prices**

Guide Price: An indication of the seller's current  
minimum acceptable price at auction. The guide  
price or range of guide prices is given to assist  
consumers in deciding whether or not to pursue a  
purchase. It is usual, but not always the case that a  
provisional reserve range is agreed between the  
seller and the auctioneer at the start of marketing. As  
the reserve is not fixed at this stage and can be  
adjusted by the seller at any time up to the day of  
the auction in the light of interest shown during the  
marketing period, a guide price is issued. This guide  
price can be shown in the form of a minimum and  
maximum price range within which an acceptable  
sale price (reserve) would fall, or as a single price  
figure within 10% of which the minimum acceptable  
price (reserve) would fall. A guide price is different to  
a reserve price (see separate definition). Both the  
guide price and the reserve price can be subject to  
change up to and including the day of the auction.

### **Note**

The auctioneers offer four ways to bid including  
internet, telephone, proxy, and live room bidding.  
Prospective purchasers will need to register to bid  
and pay a holding deposit before the sale  
commences by registering at Barnard Marcus  
Auctions website. We do not take credit card or cash  
deposits. The sale of each lot is subject to a  
documentation charge of £1,800 (including vat)  
payable on the fall of the hammer.  
Guidance notes are set out in the catalogue in  
relation to auction lots, particularly from a  
purchasing perspective.



**view this property online** [bagshawsresidential.co.uk/Property/MVR109463](https://bagshawsresidential.co.uk/Property/MVR109463)



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## Fenton Road, Mickleover Derby

- FOR SALE VIA BAGSHAW'S RESIDENTIAL AUCTIONS IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS
- TUESDAY 14TH APRIL 2026 at 9:30am
- THREE BEDROOM SEMI DETACHED HOUSE
- LOUNGE AND KITCHEN DINER
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

**£130,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/MVR109463](https://bagshawsresidential.co.uk/Property/MVR109463)



Property Ref:  
MVR109463 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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