

ON HOLD



Lydstep Close, Oakwood

3 Bedrooms, 1 Bathroom, End Terraced House

Auction Guide Price £170,000



PROPERTY AND LOCATION

Externally, the property has an attractive brick-built frontage with a low-maintenance approach and two allocated parking spaces, providing convenient off-road parking. The end position is complemented by established planting and mature trees nearby, creating a pleasant residential setting.

Internally, the accommodation offers three bedrooms together with living and kitchen space suited to modern day-to-day living. The property also benefits from a house alarm system, providing an additional security feature. The property could make an appealing choice for first-time buyers, couples, families or investors seeking a three-bedroom home with dedicated parking.

The property is positioned in a residential area of Derby, with convenient access to local amenities, schools and everyday services. The location also provides useful connections to Derby city centre and the wider road network, making it practical for commuters as well as those working locally.

ENTRANCE HALL An entrance hall providing access to the lounge and downstairs W.C., with stairs leading to the first-floor accommodation.

DOWNSTAIRS W.C Fitted with a two-piece suite comprising a low-level W.C. and wash hand basin, complemented by splashback tiling.

LOUNGE 15' 0" x 14' 8" (4.57m x 4.47m) Featuring a UPVC double-glazed window to the front elevation, allowing plenty of natural light. A door provides access to a useful storage cupboard, with stairs leading to the first-floor accommodation and a further door opening into the kitchen/diner.

- End Terraced Home
- Three Bedrooms
- Modern Method Of Sale
- Two Allocated Parking Spaces
- Cul De Sac Location
- Convenient Location for Local Amenities
- Viewing Recommended

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



KITCHEN/DINER 15' 11" x 8' 6" (4.85m x 2.59m) Fitted with a range of wall and base units with matching drawers, complemented by work surfaces incorporating a sink and drainer with splashback tiling. There is space and plumbing for a washing machine, together with space for a cooker and fridge/freezer. The room also provides ample space for a dining table and chairs. UPVC double-glazed patio doors open directly onto the private rear garden, while a further door provides useful access to the exterior.

BEDROOM ONE 12' 8" x 8' 8" (3.86m x 2.64m) A well-proportioned double bedroom featuring a UPVC double-glazed window overlooking the rear elevation.

BEDROOM TWO 10' 3" x 7' 3" (3.12m x 2.21m) A well-proportioned double bedroom featuring a UPVC double-glazed window to the front elevation.

BEDROOM THREE 7' 9" x 6' 2" (2.36m x 1.88m) Featuring a UPVC double-glazed window overlooking the rear elevation.

BATHROOM Fitted with a three-piece white suite comprising a panelled bath with shower over, wash hand basin and low-level W.C. Complemented by splashback tiling and a UPVC obscure double-glazed window to the front elevation.

OUTSIDE To the front of the property is an attractive foregarden, together with two allocated parking spaces, all pleasantly positioned within a quiet cul-de-sac setting. To the rear is a private enclosed garden, mainly laid to lawn with a patio area ideal for outdoor seating and entertaining, complemented by established flower and shrub borders.



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.

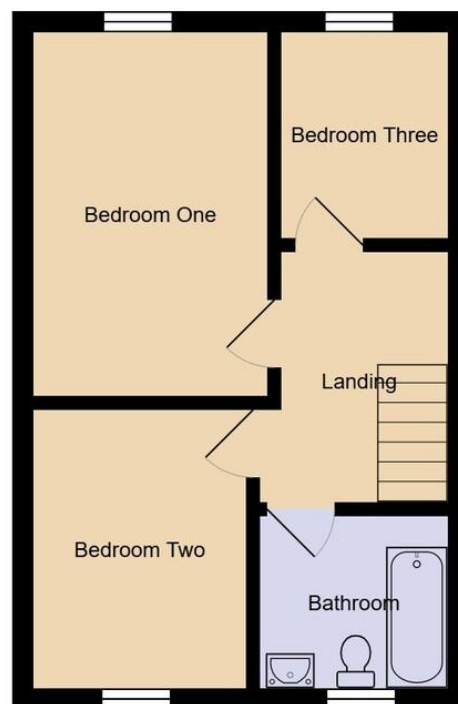
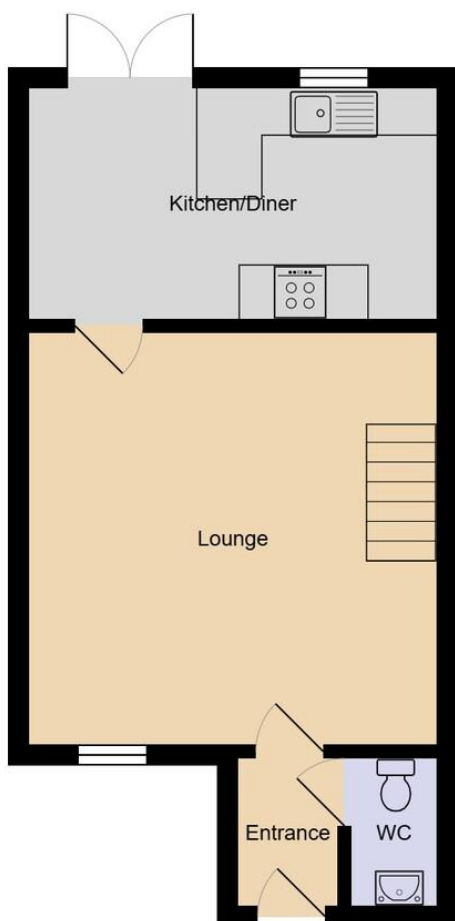
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

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.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.





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