



199 Max Road,
Chaddesden, Derby
DE21 4HD

£115,000 Freehold



A THREE BEDROOM SEMI-DETACHED HOUSE REQUIRING MODERNISATION THROUGHOUT, SITUATED ON A LARGE PLOT WITH OFF STREET PARKING AND AN ENCLOSED REAR GARDEN, BEING SOLD VIA AUCTION.

Robert Ellis are pleased to bring to the market this superb three bedroom semi-detached house that is being sold via auction. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout whilst in need of cosmetic improvement throughout. An internal viewing is recommended for this property to see all that is on offer.

In brief, the property comprises an entrance porch and entrance hallway, lounge with sliding doors leading out to the conservatory and a kitchen. To the first floor the landing leads to three generous sized bedrooms and a family bathroom. To the exterior, the property benefits off street parking via a driveway and a carport with a large and enclosed rear garden.

Located in the popular residential area of Chaddesden, close to a wide range of local schools, shops and Chaddesden park. The property is within walking distance to the town centre where further shops can be found. There are fantastic transport links available such as nearby bus stops and easy access to major road links such as the M1 and A52 to both Nottingham and Derby.



Entrance Porch
uPVC double glazed front door and windows, laminate flooring, ceiling light.

Entrance Hall
Wooden door, laminate flooring, painted plaster ceiling, ceiling light.

Kitchen
9'8 x 12'3 (2.95m x 3.73m)
uPVC double glazed window overlooking the front and uPVC double glazed door leading to the car port, laminate flooring, space for washing machine, space for fridge/freezer, oven with extractor, painted plaster ceiling, ceiling light.

Lounge
9'0 x 21'8 x 13'0 (2.74m x 6.60m x 3.96m)
uPVC double glazed window overlooking the rear with uPVC double glazed sliding doors overlooking and leading to the rear garden, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Landing
uPVC double glazed window overlooking the front, carpeted flooring, built in storage cupboard, painted plaster ceiling, ceiling light.

Bedroom One
11'1 x 11'3 (3.38m x 3.43m)
uPVC double glazed window overlooking the rear, laminate flooring, fitted wardrobes, radiator, painted plaster ceiling, ceiling light.

Bedroom Two
9'3 x 11'0 (2.82m x 3.35m)
uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Three
7'9 x 9'4 (2.36m x 2.84m)
uPVC double glazed window overlooking the front, carpeted flooring, built in storage cupboard, radiator, painted plaster ceiling, ceiling light.

Family Bathroom
9'9 x 4'9 (2.97m x 1.45m)
uPVC double glazed patterned windows overlooking the side, vinyl flooring, bath, WC, pedestal sink, radiator, bath with shower over the bath, painted plaster ceiling, ceiling light.

Outside
To the front of the property there is ample off street parking for several vehicles via a driveway with access into the car port. To the rear there is an enclosed rear garden.

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT AND SKY
Broadband Speed -
Standard 3 mbps
Superfast 80 mbps
Ultrafast 1000 mbps
Phone Signal – O2, EE, THREE AND VODAFONE
Sewage – Mains supply

Flood Risk – No, surface water
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

SDL Link
<https://www.sdlauctions.co.uk/property/46019/semi-detached-house-for-auction-derby/>

Auction Details
The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees
The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

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 all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

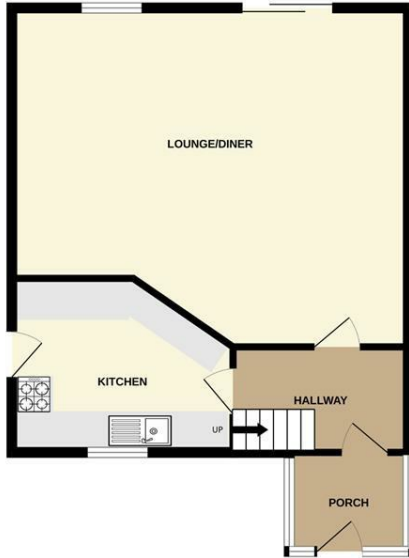
Guide Price and Reserve
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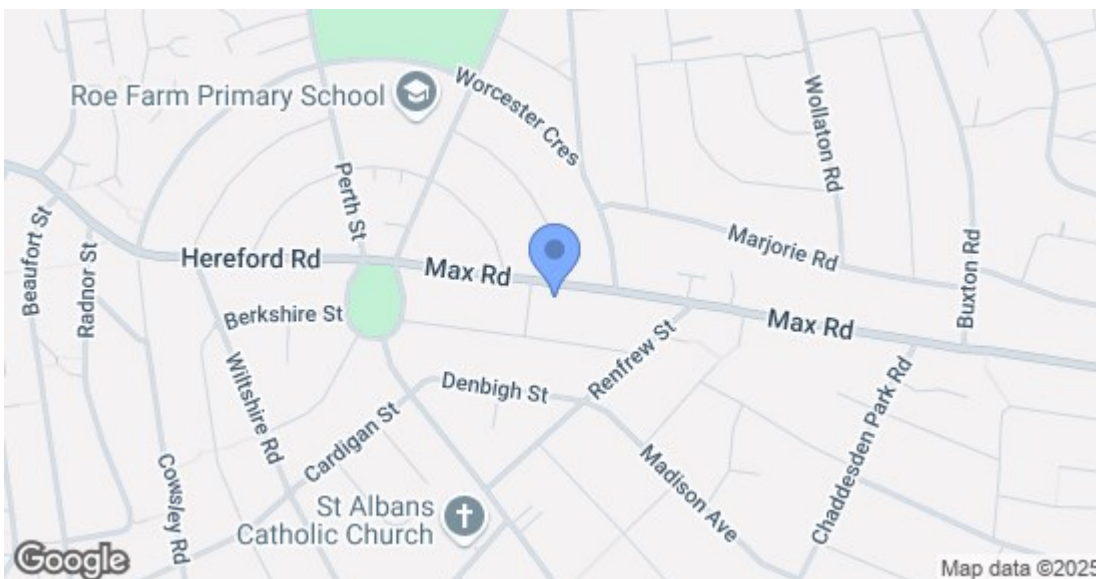
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.