

**Albany Street  
Ilkeston, Derbyshire DE7 5AD**

**Guide Price £85,000 Freehold**

A TWO BEDROOM MID TERRACED HOUSE  
BEING SOLD WITH TENANT IN SITU VIA  
AUCTION IN CONJUNCTION WITH  
SDL/EDDISONS AUCTIONS





ROBERT ELLIS WELCOME TO THE MARKET THIS INVESTMENT OPPORTUNITY, TO BE SOLID WITH TENANTS IN SITU AT A LIVE AUCTION EVENT WITH OUR AUCTION PARTNERS SDL/EDDISONS AUCTIONEERS IN MAY 2025

The current tenant has been in situ for 10+ years, currently paying £590 PCM, with a potential of £648 PCM via the housing allowance calculator.

The property has accommodation over two floors comprising living room and kitchen to the ground floor. The first floor landing provides access to two bedrooms and a bathroom.

The property also benefits from gas fired central heating, double glazing and generous garden to the rear.

The property is being sold with tenant in situ as an investment only purchase. We highly recommend that the buyer reviews the legal pack before the auction starts.



## AUCTION INFORMATION

### Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

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 (subject to a minimum of £6,000 inc. VAT).

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 & 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.

## LOUNGE

13'2" x 11'10" (4.03 x 3.63)

uPVC double glazed front door, uPVC double glazed window, radiator, part panelling and media points.

## DINING KITCHEN

12'0" x 9'11" (3.67 x 3.04)

Equipped with a matching range of wall and base units with granite-style tops incorporating one and a half bowl sink unit and drainer with tile splashbacks, wall mounted gas combination boiler, double glazed window (with fitted blind), uPVC double glazed door to outside, radiator, space for cooker, stairs rising to the first floor with understairs storage space.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom.

## BEDROOM ONE

13'2" x 11'5" (4.03 x 3.48)

Double glazed window, radiator.

## BEDROOM TWO

11'9" x 5'6" (3.60 x 1.69)

Double glazed window, radiator.

## BATHROOM

8'2" x 7'3" (2.50 x 2.22)

Three piece suite comprising bath, push flush WC, wash hand basin with tile splashbacks. Wall mounted bathroom cabinet, double glazed window, radiator.

## OUTSIDE

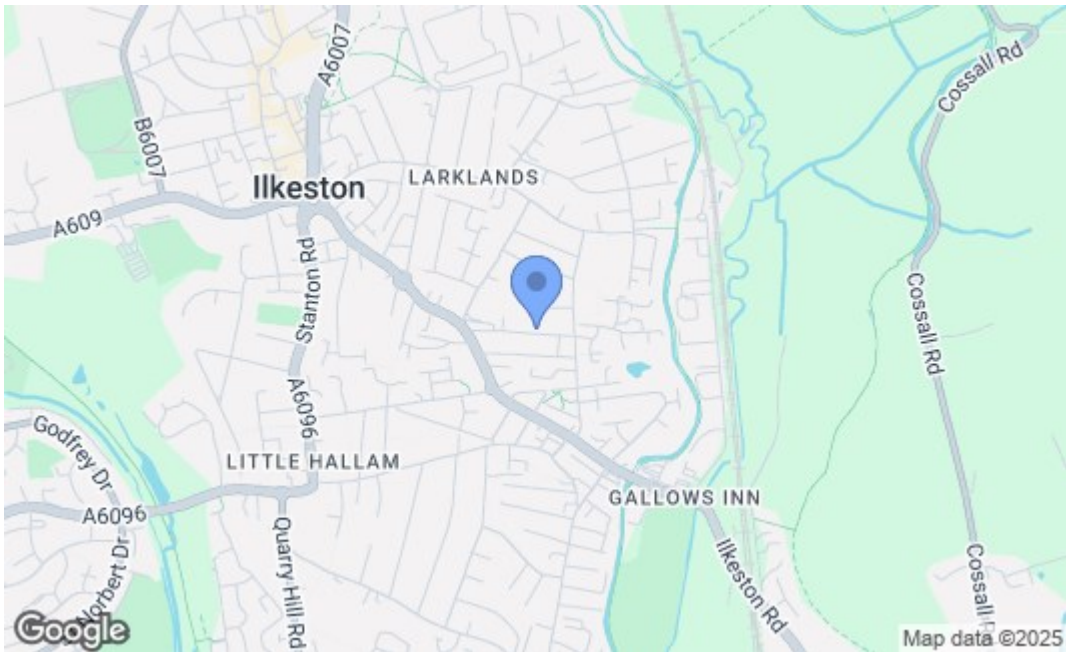
The property fronts the street with side access shared with neighbouring properties. The rear garden is of a generous length with patio and lawns.

## DIRECTIONAL NOTE

The property can be approached via Nottingham Road in Ilkeston, turning right on Albany Street.

## AGENTS NOTE

The property is being sold in conjunction with SDL/Eddisons Auctioneers - the auction will take place on 27th March 2025. We suggest buyers read the legal pack before registering to bid.



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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.