

Millfield Road  
Ilkeston, Derbyshire DE7 5DJ

**Guide Price £89,500 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 SOLD WITH TENANTS IN SITU AT A LIVE AUCTION EVENT WITH OUR AUCTION PARTNERS SDL/EDDISONS AUCTIONEERS ON 27TH APRIL 2025.

The current tenant has been in situ for 10+ years, currently paying £600 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

11'11" x 12'5" (3.65 x 3.8)

uPVC double glazed front entrance door, double glazed window, meter cupboard box, laminate flooring, radiator, media points.

## DINING KITCHEN

15'6" x 11'11" (4.74 x 3.64)

Equipped with a matching range of wall, base and drawer units with roll top work surfaces, inset single sink and drainer with mixer tap and tiled splashbacks. Wall mounted gas fired combination boiler, uPVC double glazed window to the rear, uPVC double glazed door leading out to outside. Full height storage closet, door and staircase rising to the first floor.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom.

## BEDROOM ONE

12'4" x 12'0" (3.76 x 3.67)

Double glazed window, radiator.

## BEDROOM TWO

12'1" x 7'3" (3.70 x 2.21)

Double glazed window, radiator.

## BATHROOM

8'11" x 4'3" (2.72 x 1.31)

Three piece suite comprising bath with mixer shower over, push flush WC, wash hand basin with tiled splashback. Double glazed window, radiator, extractor fan.

## OUTSIDE

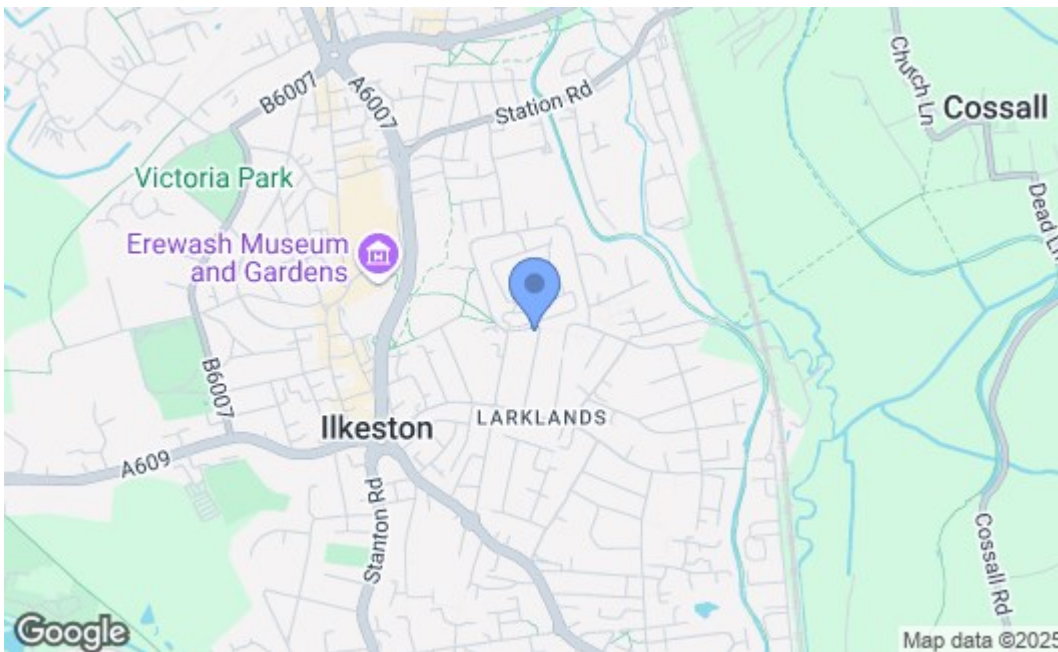
There is a courtyard frontage with pathway providing access to the front entrance door. To the rear, there is a rear garden courtyard with rear pedestrian gate with access down to the right hand side.

## DIRECTIONAL NOTE

The property can be approached via Nottingham Road heading in the direction of Ilkeston town centre, turning right on Park Street. Continue over the mini roundabout reaching the end of the road by veering right and turning right again onto Millfield Road. The property can be identified by our Auction/For Sale board.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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.