

**Alvenor Street  
Ilkeston, Derbyshire DE7 5LR**

**A THREE BEDROOM END TERRACED  
HOUSE.**

**Guide Price £59,500 Freehold**





FOR SALE BY PUBLIC AUCTION ON THURSDAY 25TH SEPTEMBER 2025.

A surprisingly spacious three bedroom end terraced house offering vacant possession and requiring refurbishment.

Benefitting from central heating serviced from a combination boiler and double glazed windows. The property requires some modernisation and full refurbishment, offering great potential for property investors either to flip and re-sell to the first time buyer market or retain as a great long term buy to let opportunity.

Situated on a residential street in a convenient location close to the town centre of Ilkeston. There are local amenities close by including schools, regular bus service and within easy reach of the train station for those looking to commute.

The accommodation comprises lounge, dining room and kitchen. The first floor landing provides access to three bedrooms and bathroom/WC.

To the rear, there are particularly good size rear gardens, although somewhat overgrown.



## LOUNGE

13'9" x 11'4" plus bay (4.2 x 3.47 plus bay)

Front entrance door, double glazed square bay window to the front.

## DINING ROOM

13'8" x 11'10" (4.18 x 3.62)

Radiator, double glazed window to the rear.

## KITCHEN

15'5" x 10'7" (4.72 x 3.23)

Wall and base units with work surfacing and inset single bowl sink unit with single drainer. Double glazed window and door to rear.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

12'3" x 10'7" (3.74 x 3.23)

Radiator, double glazed window to the rear.

## BEDROOM TWO

7'8" x 6'11" (2.36 x 2.11)

Radiator, double glazed window to the front.

## BEDROOM THREE

11'4" x 6'5" (3.47 x 1.98)

Radiator, double glazed window to the front.

## BATHROOM

11'9" x 6'3" (3.6 x 1.93)

Three piece suite comprising wash hand basin, low flush WC and bath. Wall mounted gas combination boiler (for central heating and hot water - not tested), double glazed window.

## OUTSIDE

To the front is a walled-in frontage with a pedestrian gate leading to the front door. The rear garden is enclosed and requires landscaping.

## AUCTION DETAILS

### 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.

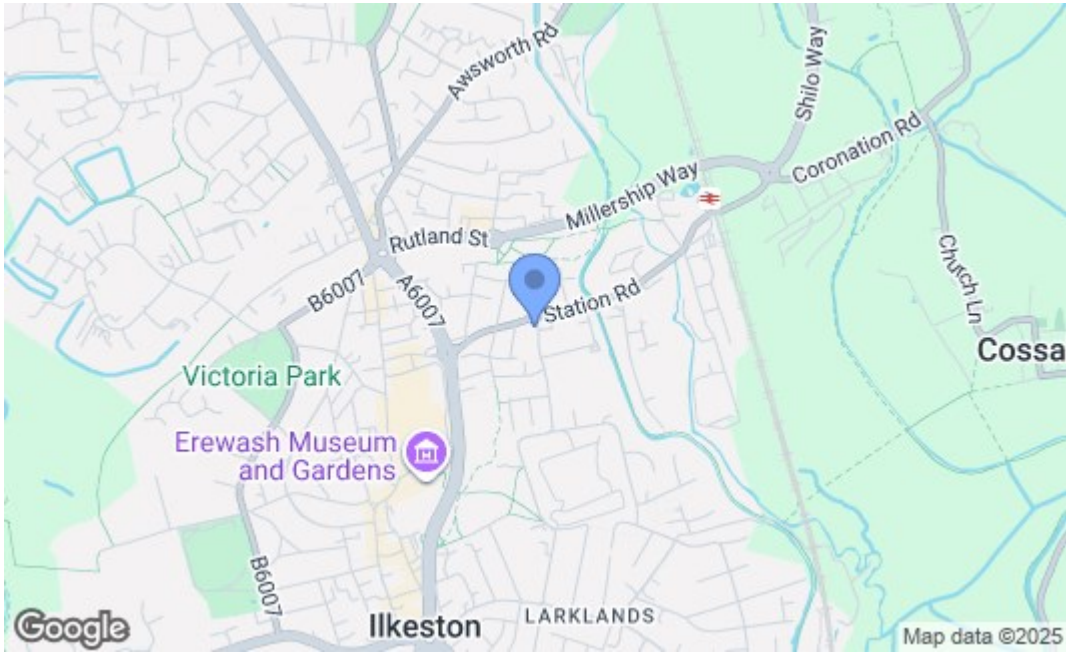
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

## 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(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.