

Derby Road  
Ashbourne, DE6 1BH



FOR SALE BY AUCTION - Enjoying a large rear garden, stunning elevated views and off-street parking is this three bedroom semi-detached property in Ashbourne, requiring some modernisation throughout, but offering a wealth of potential.

Auction Guide Price £150,000



John German 

31 Derby Road presents a fantastic opportunity for buyers seeking a home to put their own stamp on. This three-bedroom semi-detached property, requiring some modernisation, offers a wealth of potential for those looking to create their perfect home. The property boasts off-street parking and a large rear garden, providing ample outdoor space for gardening enthusiasts or for those who enjoy outdoor entertaining. The front of the property also offers spectacular views of the surrounding countryside.

The location is ideal being within walking distance of local amenities, schools, and offering easy access to the A52 for commuting to Derby and beyond. This home provides a great opportunity for buyers looking for a project in a convenient, central Ashbourne location.

The uPVC door opens into the reception hallway, with quarry tile flooring and the staircase to first floor with useful understairs storage cupboard, there are doors off to the sitting room and dining kitchen. The sitting room is dual aspect with square bay window to the front, enjoying the lovely elevated countryside views of the surrounding area. There is also a feature fireplace.

Moving into the dining kitchen, it has a continuation of the quarry tile flooring, rolled edge preparation surfaces with inset 1 ½ stainless steel sink with adjacent drainer and chrome mixer tap with tile splashback. Having a range of cupboards and drawers beneath with appliance space for white goods, an electric freestanding oven and four ring gas hob and extractor fan with complimentary wall mounted cupboards. There are doors off to a useful pantry room and a lean-to utility room, which has power, lighting and appliance space and plumbing for white goods.

The first floor landing has doors off to the bedrooms, bathroom and a loft hatch access. Bedroom one and two are both generously sized doubles, with the first bedroom having fitted wardrobes with sliding doors, whilst enjoying the stunning elevated views of the surrounding countryside. Bedroom three is a single bedroom.

Walking into the bathroom, it has a pedestal wash hand basin with taps, low level WC, bath with chrome mixer tap and hand held shower head, separate shower unit with chrome mains shower and an airing cupboard housing the hot water tank.

Outside to front of the property is a driveway providing off street parking for one car. Steps lead up to the front garden which is mainly plumb slate. To the rear of the property is one of the main selling features of this property; the large garden comprising a useful outside gardeners WC with low level WC, power and lighting. Ornamental pond, laid lawn and vegetable plot. Perfect for someone who enjoys gardening.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Mains

**Parking:** Off street

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Superfast

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band C  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/03102024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

#### **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.

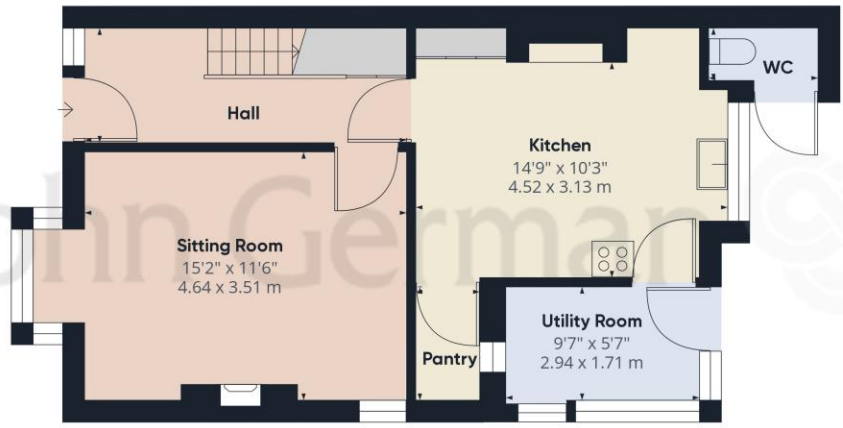
#### **Additional Information:**

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.

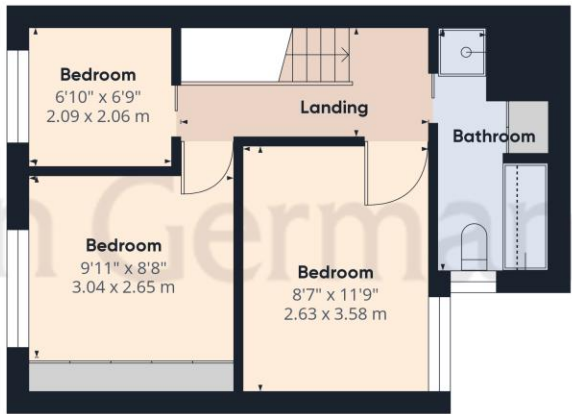
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

#### **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.



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

876.61 ft<sup>2</sup>  
81.44 m<sup>2</sup>

**Reduced headroom**

7.43 ft<sup>2</sup>  
0.69 m<sup>2</sup>

(1) Excluding balconies and terraces

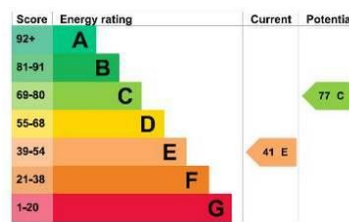
Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





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#### Agents' Notes

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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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