

Stockbrook Road

Derby, DE22 3PL



Extremely deceptive and beautifully presented detached property, conveniently situated for the city centre, local amenities and within walking distance to Royal Derby Hospital. Suitable for growing families, investors, as well as anyone who requires single storey living.

FOR SALE BY AUCTION 25/9/25

Auction Guide Price £140,000



John German

Entrance into the property is via the side entrance door which opens in to a smart modern breakfast kitchen fitted with a range of dark grey high gloss base and eye level units with worksurfaces incorporating a breakfast bar, inset one and a half bowl stainless steel sink unit with flexible hose mixer tap, co-ordinating splashbacks, integrated double oven, integrated fridge, integrated induction hob with extractor over, plumbing for washing machine and dishwasher. Doors lead off to the lounge and the inner hallway.

The lounge/diner is a lovely size, stretching the full width of the property with French doors and matching windows overlooking the private rear garden with remote control fitted blinds. A new roof has also been fitted on this section of the bungalow.

Moving back through the property, there are three double bedrooms and shower room which are all arranged off the inner hallway.

The contemporary fully tiled shower room is fitted with a large vanity wash basin having plenty of storage beneath and mirrored cabinets above, low flush WC, double shower enclosure and a chrome heated towel radiator.

The property sits back from the road behind a brick wall with iron railings and low maintenance front gardens with gated access to the side, leading into a private mature garden with an array of mature plants and shrubs, lawned area and patio area.

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: Standard
Electricity supply: Mains
Sewerage: Mains
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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: Derby City Council / Tax Band B
Useful Websites: www.derby.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24022025
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).

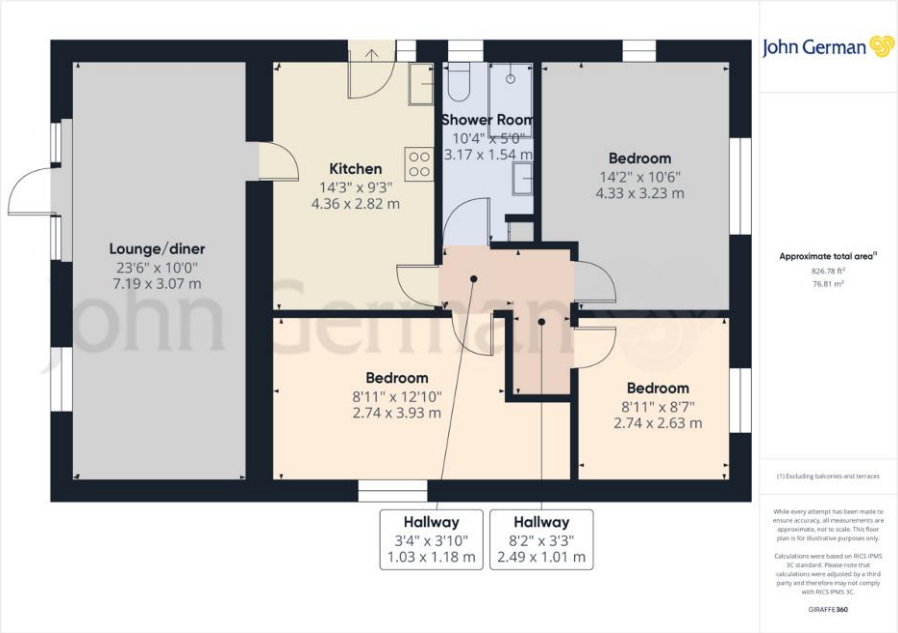
The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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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