

SCARGILL  
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## 28 Olive Street

, Derby, DE22 3RH

**Offers In The Region Of £87,500**





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, Derby, DE22 3RH

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### GENERAL INFORMATION

#### THE PROPERTY

**\*\*Attractively priced freehold residential investment opportunity\*\*\***

Sitting on Olive Street, Derby, this mid-terraced house, dating back to the early 1900s, presents an excellent opportunity for both first-time buyers and investors alike. Offered for sale by auction in July.

Upon entering, you will find two reception rooms, an extended kitchen, and steps down to a cellar. On the first floor, you will discover two bedrooms and a bathroom. A staircase leads up to a loft room, which offers potential for further development or simply as a versatile space for your needs.

While requiring some attention, the rear garden presents an opportunity to create an outdoor space for enjoying the warmer weather.

#### LOCATION

Olive Street is conveniently located near the Uttoxeter New Road, ensuring that essential amenities such as schools and convenience stores are just a short distance away.

### ACCOMMODATION

#### LOUNGE

12'0" x 10'8" (3.66 x 3.25)

UPVC double glazed front door and UPVC double glazed window to front elevation, feature fireplace, central heating radiator, TV point and coved ceiling.

#### INNER LOBBY

With door to cellar.

#### DINING ROOM

12'1" x 10'6" (3.68 x 3.20)

Central heating radiator, window to rear elevation, coved ceiling and door to:

#### KITCHEN

18'2" x 5'7" (5.54 x 1.70)

1½ bowl inset stainless steel sink with mixer tap, fitted four ring gas hob with chimney style extractor hood over and electric oven under, range of wall and base units incorporating drawer units with roll edge worktops over and complimentary tile splashbacks, space and plumbing for dishwasher, central heating radiator, wall mounted gas boiler servicing the central heating system and providing domestic hot water, two UPVC double glazed windows and door to rear garden.

### ON THE FIRST FLOOR

#### LANDING

With staircase to second floor.

#### BEDROOM ONE

14'8" maximum x 12'0" (4.47 maximum x 3.66)

Double central heating radiator, two UPVC double glazed windows to front elevation and inset ceiling spotlights.

#### BEDROOM TWO

10'4" x 9'6" (3.15 x 2.90)

UPVC double glazed window to rear elevation, central heating radiator and inset ceiling spotlights.

#### BATHROOM

10'2" x 5'7" (3.10 x 1.70)

Panelled bath with fitted electric shower over, low level w.c., pedestal wash hand basin, UPVC double glazed window to rear elevation, tile flooring, part tiled walls and heated chrome towel rail.

### ON THE SECOND FLOOR

#### ATTIC ROOM

14'3" x 17'2" maximum (4.34 x 5.23 maximum)

Double central heating radiator, Velux window and inset ceiling spotlights.

### LOCATION

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Olive Street is conveniently located near the Uttoxeter New Road, ensuring that essential amenities such as schools and convenience stores are just a short distance away.

### AGENTS NOTES

#### 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).

Tel: 01283548194

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.  
If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

THE BEDROOMS AND LOFT ROOM ARE SUBJECT TO A FLYING FREEHOLD OVER THE COMMUNAL ENTRY  
THERE IS A STRUCTURAL ISSUE IN THE KITCHEN, BUYERS NEED TO SATISFY THEMSELVES WITH REGARDS THIS  
WE BELIEVE THE NEIGHBOURING PROPERTY HAS A RIGHT OF ACCESS OVER THE BACK TO ITS REAR.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

- Gas
- Electric
- Water - Mains
- Sewage - Mains
- Broadband supplier

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
<https://www.openreach.com/>

COUNCIL TAX BAND

Derby City - Band A

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.  
<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/2025) A



Road Map



Hybrid Map



Terrain Map



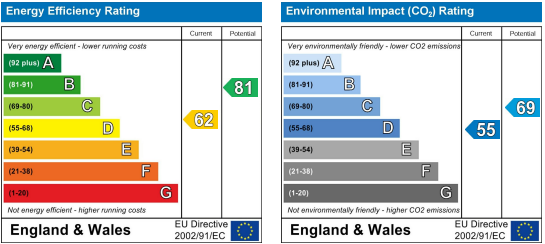
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.