



£325,000

Cloves Hill, Ilkeston DE7 6DH

Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- For Sale By Modern Method Of Auction - T&C`s apply
- Subject to Reserve Price
- Buyers Fees Apply
- Highly desirable location
- Detached three-bedroom house
- Substantial renovation project
- Excellent scope to extend or remodel (subject to planning)
- Ideal for developers or cash buyers
- Great potential for capital growth

## Property Description

Derbyshire Properties are delighted to present this traditional detached family home offered 'For Sale' by method of modern auction (T&C's Apply). Situated in the highly sought-after area Cloves Hill, Morley, this three-bedroom detached home is in need of significant renovation throughout, but provides huge scope for improvement and adding value, making it a great purchase for those looking to capitalise on its potential.

## Main Particulars

FOR SALE BY AUCTION – 3-Bedroom Detached Property in Prime Location – Huge Potential!!

Offered 'For Sale' by method of modern auction (T&C's Apply)

Situated in the highly sought-after area Cloves Hill, Morley, this three-bedroom detached home offers a fantastic opportunity for investors, developers, or anyone looking for a project with serious potential.

The property is in need of significant renovation throughout, but provides huge scope for improvement and adding value, making it a great purchase for those looking to capitalise on its potential.

Set on a generous plot in a desirable residential area, the home benefits from a spacious layout, detached structure, and a location that offers strong long-term appeal.

### AUCTION DETAILS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### Location

Cloves Hill is a particularly sought after area in Morley and in turn approximately 2 miles from the village of Breadsall which is 3 miles from Derby city centre. Excellent local leisure facilities close by include Breadsall Priory with its leisure facility and golf course and there are additional golf courses at Morley Hayes and Horsley Lodge. The village also has the benefit of a reputable primary school and village inns. Private education include Trent college, The Old Vicarage, Derby High School and Derby Grammar School for boys. For those who enjoy the outdoor pursuits the nearby countryside provides some delightful scenery and walks.

### Ground Floor

### Hallway

14' 3" x 5' 10" (4.34m x 1.78m)

Living Room

8' 6" x 10' 9" (2.59m x 3.28m)

Lounge

8' 7" x 11' 1" (2.62m x 3.38m)

Dining Room

13' 5" x 11' 2" (4.09m x 3.40m)

Kitchen

8' 5" x 13' 1" (2.57m x 3.99m)

Store

2.08m x 0.91m (6' 10" x 3' 0")

First Floor

Bedroom

9' 0" x 11' 6" (2.74m x 3.51m)

Bedroom

8' 8" x 14' 10" (2.64m x 4.52m)

Bedroom

8' 7" x 9' 7" (2.62m x 2.92m)

Bathroom

3.92m x 1.82m (12' 10" x 6' 0")

External

Store

1.91m x 1.25m (6' 3" x 4' 1")

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

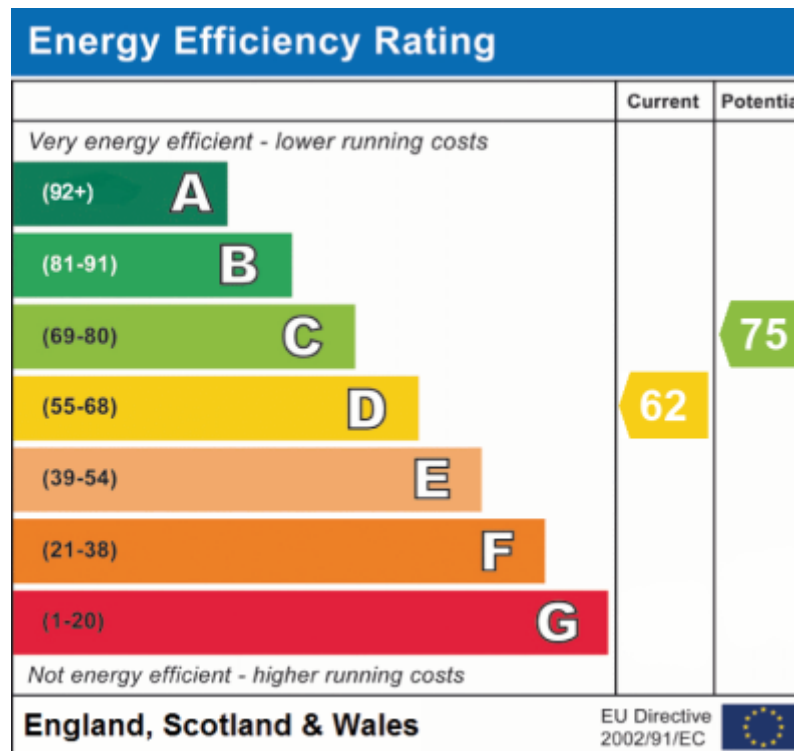












Telephone: 01773 832355

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