



104 Village Street, Derby, DE23 8DF By Auction £120,000

FOR SALE BY AUCTION ON 28TH MAY 2026, in conjunction with BTG Eddisons Property Auctions.

A TRADITIONAL, BAY-WINDOWED SEMI-DETACHED residence, enjoying a well-established and popular residential location. Available with IMMEDIATE VACANT POSSESSION, the property is in need of a full scheme of repair and modernisation, and having the benefit of part-double glazing and gas central heating, the accommodation briefly comprises: -

GROUND FLOOR, entrance hall, lounge, dining room, sun room conservatory, kitchen, rear porch, and wet room. FIRST FLOOR, landing, three bedrooms, and bathroom. OUTSIDE, front garden, ample car standing spaces, attached car port, single garage, and mature rear garden. EPC tbc, Council Tax Band C.

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The Property

A traditional bay-windowed pre-war semi-detached residence, which offers an excellent opportunity for full modernisation and refurbishment to individual taste. Immediate vacant possession is available, and comprises entrance hall, two reception rooms, sun room conservatory, kitchen, rear porch, wet room, three bedrooms, bathroom, front garden, car standing, car port, single garage, and rear garden.



Location

The property enjoys a well-established location, well served by local amenities, and close to Derbys ring road systems providing links to the A38, A52 and A50 for commuting throughout the region.

Directions

When leaving Derby city centre by vehicle, proceed along Burton Road, and on reaching the ring road traffic lights turn left onto Warwick Avenue, then at the traffic island turn right onto Stenson Road, then at the brow of the hill at the cross roads turn left onto Village Street to find the property on the left-hand side.

What 3 Words /// item.safe.toned

Viewings

Strictly by prior appointment with the Auctioneers, BTG Eddisons Property Auctions - 0345 646 2288

Accommodation

Having the benefit of gas central heating and part-double glazing, the detailed accommodation comprises: -

GROUND FLOOR

Enclosed Entrance Porch

Having uPVC double glazed entrance door, and inner door opening to the: -

Entrance Hall

Having central heating radiator, and stairs to the first floor.

Front Lounge

4.06m x 3.61m plus (13'4" x 11'10" plus)

Measurements are 'plus bay window'.

Having wide uPVC double glazed bay window to the front, Adam-style fire surround, and central heating radiator.



Dining Room

4.24m x 4.01m (13'11" x 13'2")

Having Adam-style fire surround, central heating radiator, and multi-pane glazed door and side windows to the rear to the sun room conservatory.



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Kitchen

3.15m x 2.31m (10'4" x 7'7")

Having fittings comprising, three double base units, and two double wall units, together with gas point, work surface areas, stainless steel sink unit with single drainer, understairs pantry, and door to the: -



Rear Hall

Having central heating radiator, and uPVC double glazed door to the side porch and sun room conservatory.

Wet Room

1.98m x 1.70m (6'6" x 5'7")

Having suite comprising, wash hand basin, low-level WC, and shower area with shower unit, together with central heating radiator, and nonslip flooring.



Sun Room Conservatory

4.39m x 2.84m (14'5" x 9'4")

Having glazed door to the garden.



FIRST FLOOR

Landing

Having doors off to all rooms.

Bedroom One

4.06m x 3.81m plus (13'4" x 12'6" plus)

Measurements are 'plus bay window'.

Having wide uPVC double glazed bay window to the front, and central heating radiator.



Rear Bedroom Two

4.24m x 4.04m (13'11" x 13'3")

Having central heating radiator, double glazed window, and housing a Vaillant wall-mounted gas-fired central heating boiler for providing domestic hot water and central heating.



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Bedroom Three

2.69m x 2.31m (8'10" x 7'7")

Having uPVC double glazed window, and central heating radiator.



Bathroom

2.31m x 1.68m (7'7" x 5'6")

Having suite comprising, panelled bath, pedestal wash hand basin, and low-level WC, together with double glazed window, and Main wall-mounted gas water heater.



OUTSIDE

Front Garden/Parking

Mainly paved affording car standing spaces, and leading to the: -

Attached Car Port

8.53m x 2.11m (28'0" x 6'11")

Providing drive-through facility to the rear to the: -

Single Garage

4.90m x 2.06m (16'1" x 6'9")

Having access doors to the front and side.

Rear Garden

Mature rear garden, enclosed by fencing.



ADDITIONAL INFORMATION

Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

Services

PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.

Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter.

In order to carry out the identity checks, we will need to request the following: -

- Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

01 Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

02 Auction Deposit & Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

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.

03 Additional Information


For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.


This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

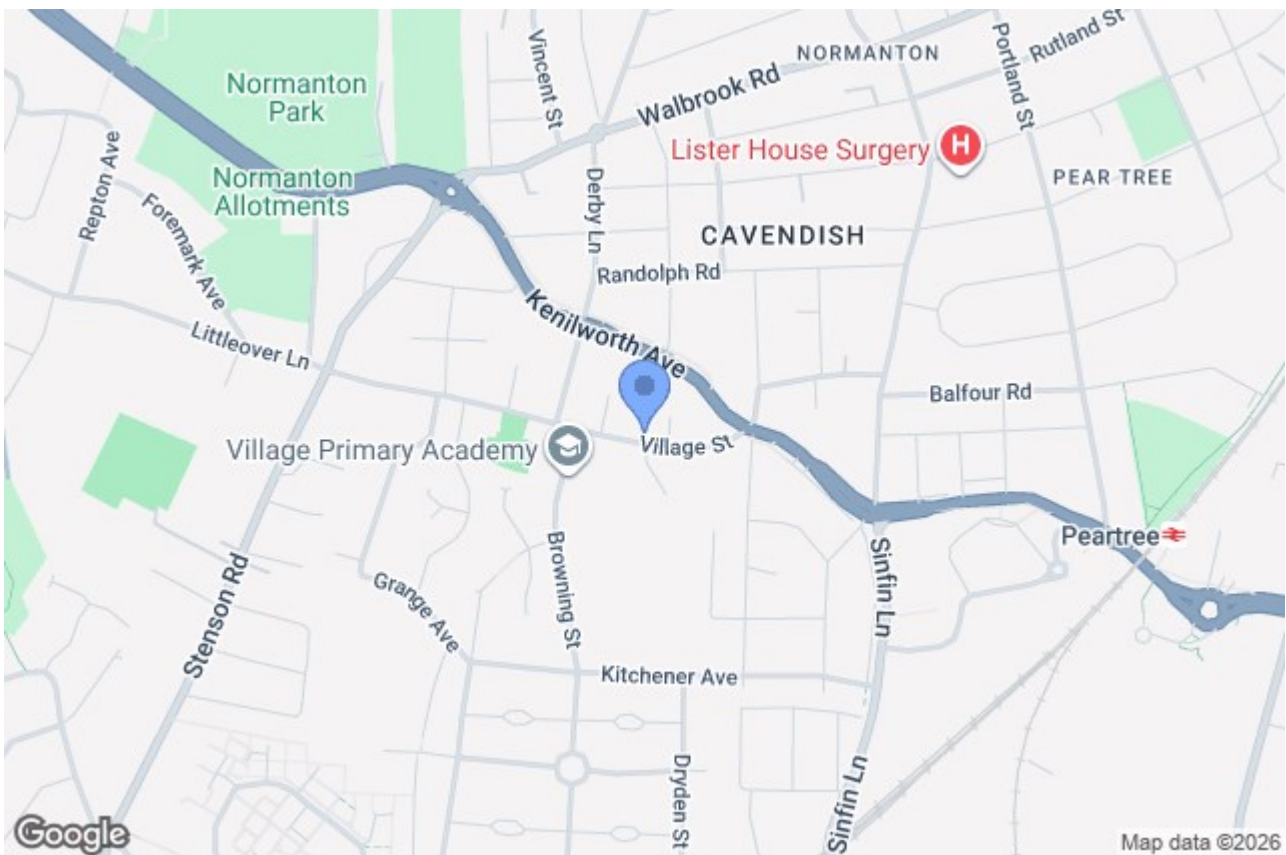
04 Auction Guide Price & Reserve

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.

REF: R13538

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for