



Merchant Street
, Derby DE22 3AN

Guide Price £90,000 Freehold

Three Bedroom Mid Terraced House offered
for sale with vacant possession.



For sale by auction - 28 May 2026

Three Bedroom Mid Terraced House offered for sale with vacant possession.

Situated in a perfect location for the University of Derby with walking distance of local amenities and easy access to Derby City Centre

Previously let out and now vacant the property benefits from gas central heating served from a combination boiler and double glazed windows.

With scope to adapt the accommodation to create a HMO in a prime investment location. This property offers great potential for a long term Buy To Let opportunity for seasoned and first time investors.



Lounge

11'1" x 10'8" (3.39m x 3.25m)

The lounge has radiator, double glazed window and door to the front and door inner lobby leading to the dining room

Dining Room

11'4" x 11'1" (3.45m x 3.39m)

Radiator, double glazed window and door to kitchen

Kitchen

9'8" x 6'11" (2.94m x 2.10m)

The kitchen is compact yet practical, featuring a gas hob and oven with work surfaces on both sides for meal preparation and stainless steel sink with a drainer. Double glazed window and door to the garden and door to the bathroom

Bathroom

9'5" x 6'0" (2.88m x 1.84m)

The bathroom includes a white suite with a bath and overhead shower, a pedestal basin, and a close-coupled WC. Radiator, double glazed window.

Bedroom 1

11'1" x 10'8" (3.39m x 3.25m)

Bedroom 1 is a double bedroom with Radiator and double glazed window to the front

Bedroom 2

11'4" x 11'1" (3.45m x 3.39m)

Bedroom 2 is a double bedroom with radiator, double glazed window to the rear and access to Bedroom three.

Bedroom 3

9'8" x 6'11" (2.94m x 2.10m)

Bedroom 3 is a smaller, cosy room that would work well as a single bedroom or a study. Radiator, double glazed window to the rear

Rear Garden

The rear garden offers a private outdoor space enclosed by fencing and walls, gravelled and providing a blank canvas.

Auction Information

Costs

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.

Auction Deposit and 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.

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).

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.

General

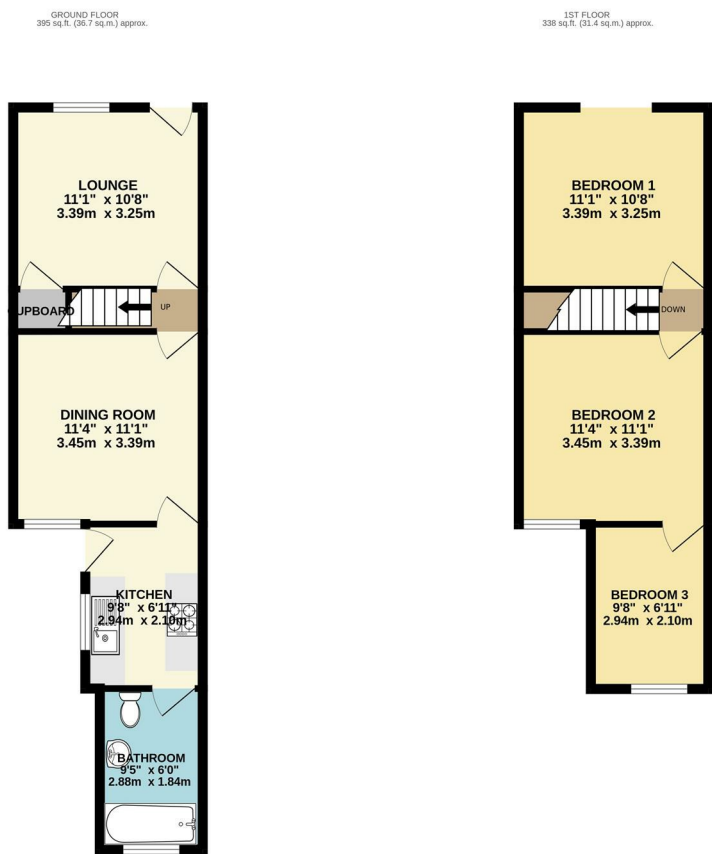
Note

Please be advised that whilst our joint agent has conducted an inspection, the auctioneers have not personally inspected the property. Prospective buyers are advised to make a viewing enquiry and any other necessary independent enquiries before placing their bid, as this will be binding.

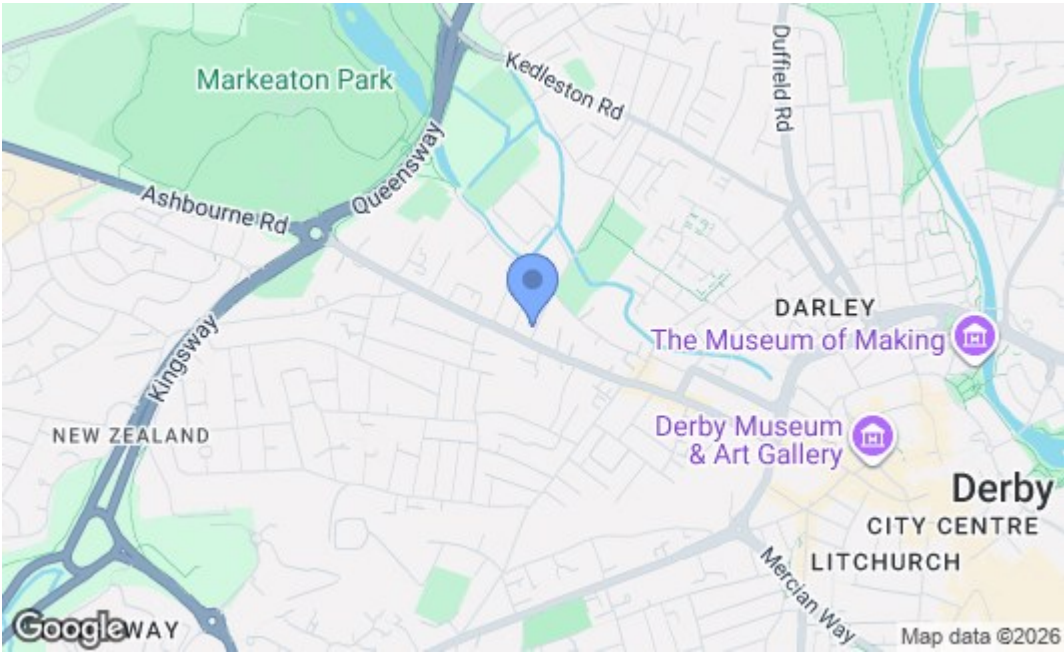
Draft Sales Particulars

These sales details are awaiting vendor approval





TOTAL FLOOR AREA : 734 sq.ft. (68.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(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		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.