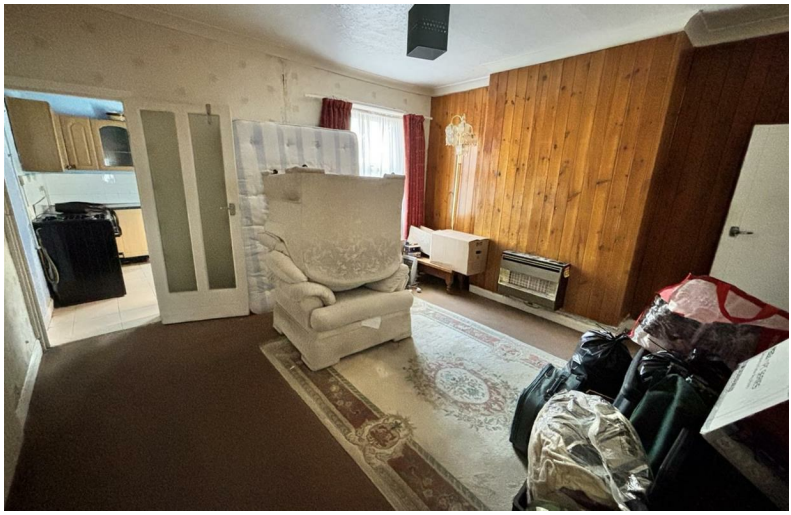
Robert Ellis

look no further. . .







Nelson Street
Heanor, Derbyshire DE75 7QR

A THREE BEDROOM MID-TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

By Auction £39,500 Freehold

0115 949 0044

/robertellisestateagent @robertellisea



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET FOR SALE BY AUCTION 26TH NOVEMBER 2026 (LOT1) THIS THREE BEDROOM MID-TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises front living room, inner lobby, dining room with staircase rising to the first floor, kitchen, utility space and WC. The first floor landing provides access to three bedrooms and a bathroom.

The property benefits from gas fired central heating from a combination boiler, double glazing and garden space to the rear.

The property is to be sold under auction terms on a sold as seen basis.

The property will make an ideal first time buy or investment opportunity.

The property is positioned within easy reach of the shops, services and amenities in Heanor town centre, as well as excellent nearby transport links, including Junction 26 of the M1 motorway and Ilkeston train station.

We highly recommend an internal viewing.





AUCTION DETAILS
The auction will take place over two days, commencing on 25th November 2026. Properties will be allocated to either Day 1 or Day 2 when the catalogue is finalised. The specific auction date and lot number for this property will be confirmed once the catalogue has been published.

Auction Details

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, and are payable immediately upon exchange of contracts:

• 5% deposit (subject to a minimum of £5,000)

• Buyer's Fee of 4.8% inc. VAT 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.

LIVING ROOM
13'0" x 11'9" (3.97 x 3.60)
uPVC panel and double glazed front entrance door, double glazed window to the front, meter cupboard, fitted storage either side of the chimney breast, radiator, coving, media points and door to inner lobby.

INNER LOBBY
2'9" x 2'8" (0.84 x 0.82)
Useful understairs storage cupboard and access through to the dining room.

DINING ROOM
14'1" x 13'8" (4.31 x 4.18)
Door and staircase rising to the first floor, panelling to one wall, wall hung four bar gas fire, double glazed window to the rear, radiator, coving and door to kitchen.

KITCHEN
10'6" x 8'2" (3.21 x 2.50)
Comprising a matching range of fitted base and wall storage cupboards and drawers, with L-shaped worktop space incorporating one and a half bowl sink unit with draining board and mixer tap. Space for cooker, glass fronted crockery cupboards, radiator, tiled floor, double glazed window to the side (with fitted blinds), uPVC panel and double glazed exit door and opening through to the utility.

UTILITY
5'5" x 4'10" (1.67 x 1.48)
Plumbing for washing machine, double glazed window to the side and further door to ground floor WC.

WC
4'6" x 3'3" (1.38 x 1.00)
Housing a push flush WC with double glazed window to the rear.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom. Radiator.

BEDROOM ONE
9'10".137'9" x 10'7" (3..42 x 3.25)
Double glazed window to the rear (overlooking the rear garden) and radiator.

BEDROOM TWO
14'9" reducing to 11'2" x 7'7" (4.52 reducing to 3.41 x 2.32)
Double glazed window to the front and radiator.

BEDROOM THREE
11'2" x 6'6" (3.42 x 2.00)
Double glazed window to the front and radiator.

BATHROOM
11'3" x 8'1" (3.44 x 2.47)
Three piece suite comprising a panelled-in bath with electric shower over, wash hand basin and low flush WC. Partial tiling to the walls, double glazed window to the rear (with fitted blinds), radiator, extractor fan and boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

OUTSIDE
Initially, there is a courtyard-style garden with picket-style gate leading onto the rear part of the garden beyond a shared pathway with the neighbouring properties. The rear part of the garden is enclosed by timber fencing and is mainly laid to lawn.

AGENTS NOTE
The property is being sold under auction terms and registration to bid is through the auctioneer's website. For more information, please contact Stapleford Sales on (0115) 949 0044.

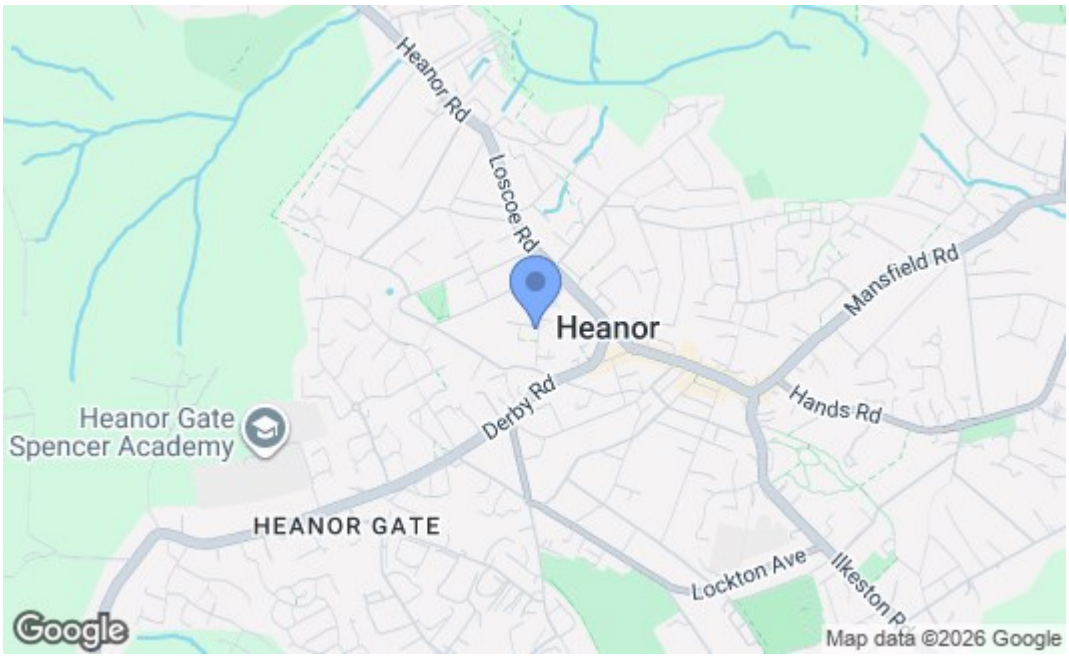


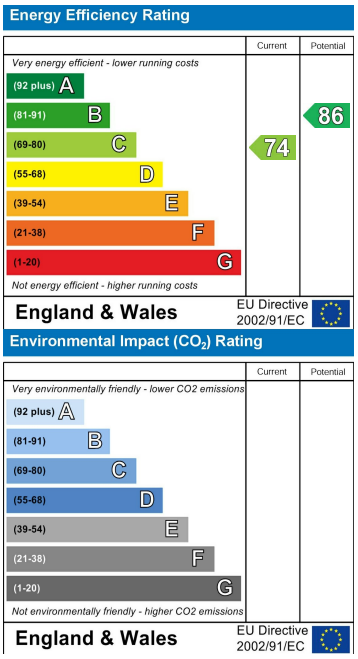












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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