



Hardwick Avenue  
Allestree Derby



## Property Description

Hall & Benson are delighted to bring to market this very well presented, detached bungalow in the sought after residential area of Allestree.

The accommodation comprises two double bedrooms, bathroom, kitchen, snug and lounge/diner. Externally, the property offers ample parking for three vehicles on the tarmac driveway, as well as space on the slated area to the front. The rear offers a patio area, lawn, pergola area and summer house which is equipped with lighting and electrics.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Porch

Composite front door, laminate flooring, UPVC double glazed window to the side elevation, door to access the hallway.

## Hallway

Laminate flooring, one radiator, access to the loft which is fully insulated, part boarded, equipped with lighting and a wooden drop down ladder.

## Lounge / Diner

### Lounge

13' 11" x 10' 11" into recess ( 4.24m x 3.33m into recess )

Carpeted flooring, two radiators, two UPVC double glazed windows to the side elevation, log burner fire, open to dining room.

### Dining Room

6' 11" x 9' 7" ( 2.11m x 2.92m )

Carpeted flooring, UPVC double glazed window to the side elevation, UPVC double glazed bi-fold doors to the rear elevation.

### Snug

6' 11" x 10' 9" ( 2.11m x 3.28m )

Carpeted flooring, airing cupboard, composite door and UPVC double glazed window to the rear elevation.

### Kitchen

10' 9" x 13' 4" ( 3.28m x 4.06m )

Tiled flooring, wall and base units, large smeg cooker with extractor fan above, sink and drainer with mixer tap, space for a washing machine and fridge-freezer, integrated tumble dryer, one radiator, UPVC double glazed window to the side elevation.

### Bedroom One

12' 5" max x 10' 11" ( 3.78m max x 3.33m )

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation with shutters.

### Bedroom Two

12' 3" max x 9' 6" ( 3.73m max x 2.90m )

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation with shutters.

### Bathroom

Laminate flooring, tiled walls, bath, shower cubicle, vanity WC and sink with mixer tap, heated towel rail, two UPVC double glazed frosted windows to the side elevation.

### Outside

To the front and side of the property is a tarmac driveway which spans the length of the bungalow leading to the garage, directly to the front is a slated area bordered with raised flower beds. To the rear is a paved patio, lawn area inhabiting small trees with a slab path leading to the rear, a raised pergola area, wooden summer house equipped with electrics, greenhouse, shed and raised flowers beds.

### Garage

Double doors to the front elevation, lighting and electrics, UPVC pedestrian door to the side elevation.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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**EPC Rating: D**

Tenure: Freehold

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Property Ref: ATR101756 - 0001