



Lambourn Drive
Allestree Derby



Property Description

Hall & Benson are pleased to bring to market this detached bungalow being sold with no upward chain via the modern method of auction. The accommodation comprises two double bedrooms, shower room, lounge/diner and kitchen. The property offers off road parking, front and rear gardens, and a detached garage.

The location is sought after due to its close proximity to local amenities, bus routes and major transport links.

The property is in need to renovation so offers huge potential for improvement for any prospective buyers.

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 Hallway

Accessed via the UPVC double glazed frosted front door, vinyl flooring, one radiator, access to all rooms.

Lounge

18' 3" x 10' 10" (5.56m x 3.30m)

Carpeted flooring, one radiator, UPVC double glazed window to the rear elevation.

Kitchen

13' 7" x 9' max (4.14m x 2.74m max)

Vinyl flooring, wall and base units with tiled splashback, stainless steel sink and drainer with mixer tap, space for a fridge-freezer and washing machine, cooker with 4 ring gas hob and extractor fan above, pantry cupboard, one radiator, UPVC double glazed window to the rear elevation, UPVC double glazed frosted door to the side elevation.

Bedroom One

14' 3" x 10' 9" (4.34m x 3.28m)

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

Bedroom Two

8' plus recess x 9' 1" (2.44m plus recess x 2.77m)

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

Shower Room

Tiled flooring and walls, shower cubicle, WC, pedestal sink with mixer tap, heated towel rail, UPVC double glazed frosted window to the side elevation.

Outside

To the front of the property is a small lawn, with a driveway adjacent spanning the length of the bungalow leading to the detached garage. To the rear of the property is a patio area with multi level lawn.

Garage

Up & over door to the front elevation.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

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EPC Rating: D

Tenure: Freehold

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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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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