



Dovedale Rise
Allestree Derby



Property Description

Being sold with no upward chain is this detached house on the highly desirable Dovedale Rise. A fantastic opportunity to acquire a property needing some modernisation to become a lovely family home.

The ground floor accommodation comprises an entrance hallway, lounge through dining room and kitchen. The carpeted staircase leads to the first floor which presents three bedrooms, two of which are double and the family bathroom.

The property benefits from having a detached garage, a driveway and both front and rear gardens.

Dovedale Rise is conveniently located within 0.2 miles of Park Farm Shopping Centre, close to local bus routes, schools and major transport links.

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.

Ground Floor

Entrance Hallway

Accessed via the UPVC double glazed frosted front door, with a UPVC double glazed frosted window to the front elevation, laminate flooring and one radiator.

Lounge

13' 10" max x 12' 8" max (4.22m max x 3.86m max)

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation, built in storage cupboard under the stairs and open to the dining room.

Dining Room

10' 7" max x 8' 5" max (3.23m max x 2.57m max)

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

Kitchen

10' x 7' (3.05m x 2.13m)

Tiled flooring, matching wall and base units with tiled splashback, sink and drainer with mixer tap, space for a washing machine and fridge-freezer, electric oven and four ring electric hob with extractor fan above, UPVC double glazed window to the rear elevation, UPVC double glazed frosted door to the side elevation.

First Floor

Landing

Carpeted flooring, UPVC double glazed window to the side elevation.

Bedroom One

9' 10" into wardrobe x 12' 11" (3.00m into wardrobe x 3.94m)

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation, fitted wardrobes, built in storage cupboard.

Bedroom Two

8' 2" plus recess x 9' 7" (2.49m plus recess x 2.92m)

Carpeted flooring, one radiator, UPVC double

glazed window to the rear elevation.

Bedroom Three

10' 2" x 6' (3.10m x 1.83m)

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

Bathroom

Vinyl flooring, part tiled walls, bath with overhead shower, 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 lawn area with paved driveway to the side spanning the length of the house and leading to the garage. To the rear is a patio area and tree enclosed lawn.

Garage

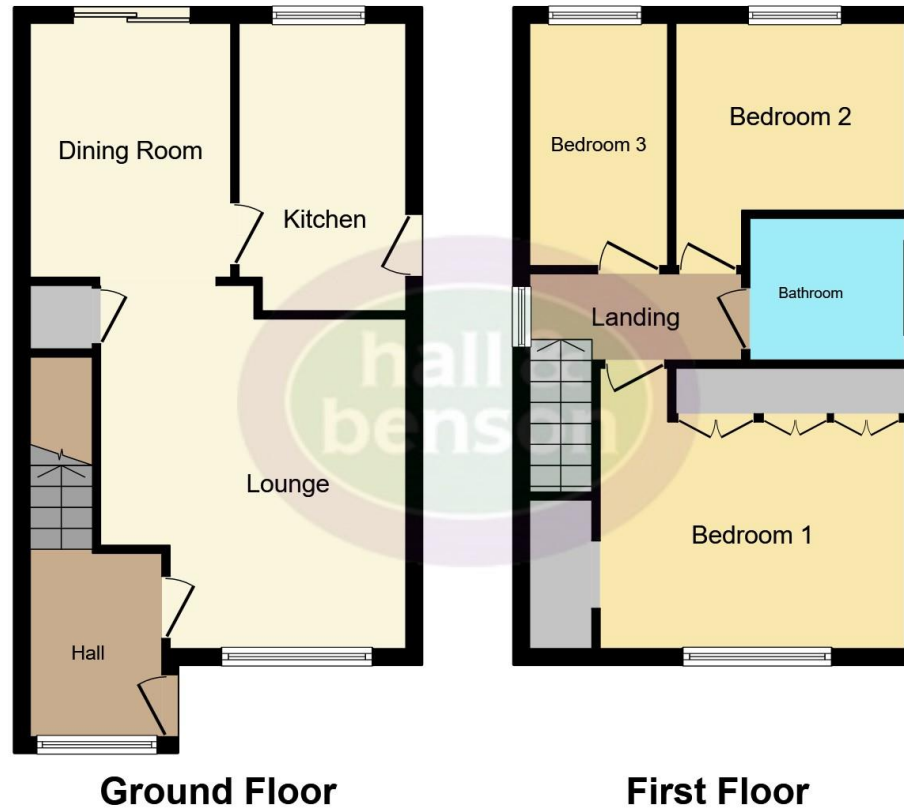
16' 1" x 8' 1" max (4.90m x 2.46m max)

Up and over door to the front 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

view this property online hallandbenson.co.uk/Property/ATR101796

Tenure: Freehold



Awaiting Photograph

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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