



Not for marketing purposes INTERNAL USE ONLY

Mayfair Crescent  
Derby





### Property Description

Situated in the sought-after suburb of Mackworth, Mayfair Crescent is a charming two-bedroom semi-detached property. The property features a spacious lounge, a well-equipped kitchen, two generously sized bedrooms, and a family bathroom. Externally, the home benefits from a private rear garden and off-road parking to the front.

The area is served by reputable primary schools such as Reigate Park Primary Academy and Brackensdale Primary School. For secondary education, institutions like Murray Park Community School are nearby. Markeaton Park, one of the most popular parks in the East Midlands, is in close proximity. The park offers a children's boating lake, amusement park, crazy golf, and a paddling pool, making it ideal for family outings. Mackworth benefits from excellent transport links, with regular bus services connecting the area to Derby city centre. Major roads like the A38 and A52 are easily accessible, facilitating convenient travel to surrounding regions.

### 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

## Measurements

Lounge - 3m plus recess x 4.4m

Kitchen - 4m plus recess x 2.8m

Bedroom One - 4.4m x 2.9m

Bedroom Two - 3.5m plus recess x 3.3m

## Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

The property is of a none standard construction.



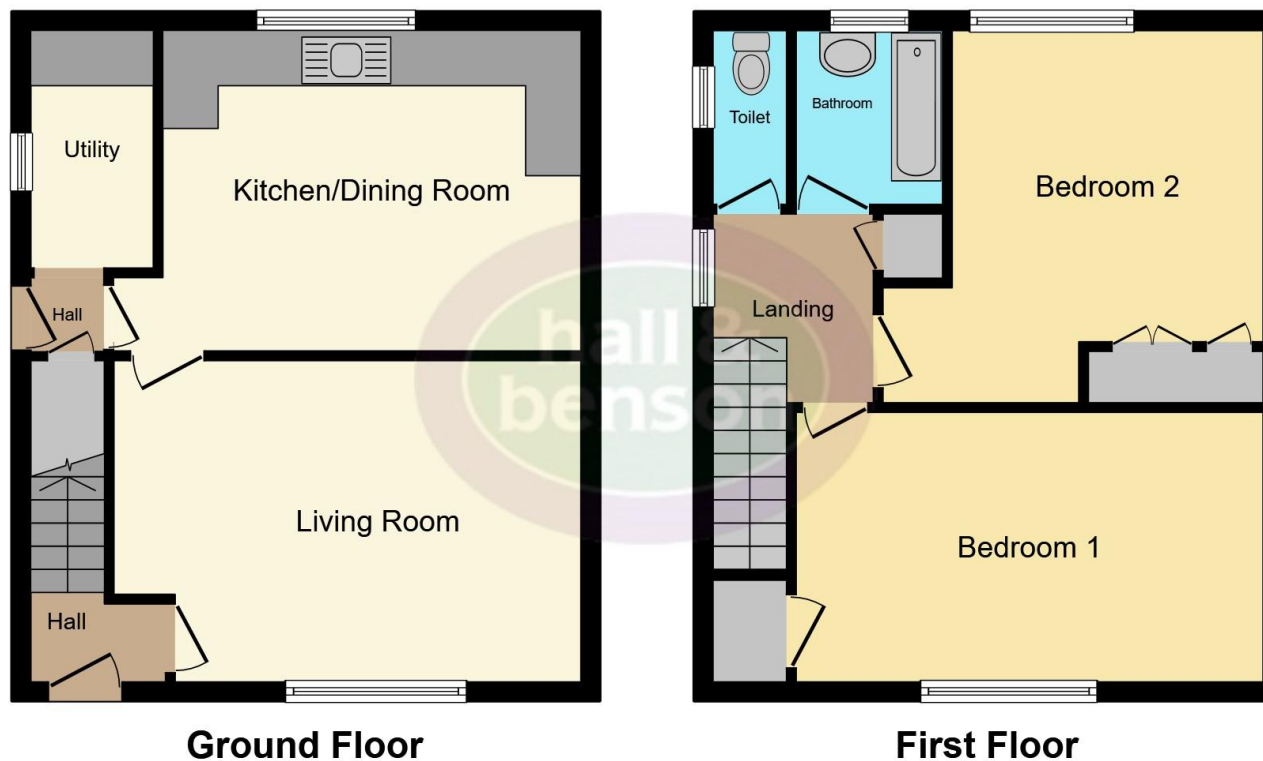












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

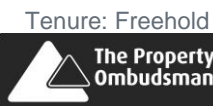
To view this property please contact Hall & Benson on

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EPC Rating: D Council Tax  
 Band: A

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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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