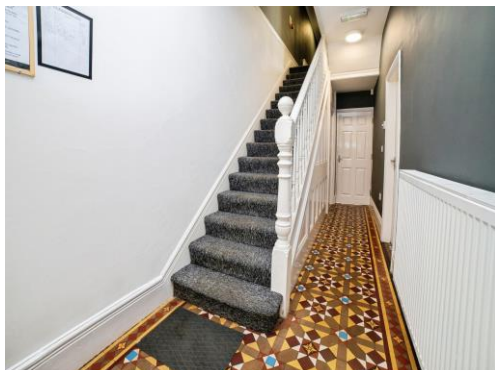




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Bass Street
Derby



Property Description

This well presented seven bedroom semi-detached character property in derby makes an ideal investment opportunity. Bass street is ideally located with easy commute to the hospital and university as well as the city centre , bus routes and major road links. In brief the property comprises of; Entrance hallway , kitchen diner , two bedrooms on the ground floor and a shower room. to the second floor their is three further bedrooms with the front room benefiting from an en-suite, communal bathroom. To the second floor there is the final two bedrooms , shower room and a kitchen. Outside there is a secure rear garden with patio and lawn as well as a gate leading out to the side road. This property is currently being used as a HMO and has the planning and licensing to do so, with five of the seven rooms currently let.

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.

Entrance Hallway

The open hallway allows access to all area of the ground floor with stairs leading to the first floor as well as access down to the cellar, it also has a radiator and minton tiled flooring.

Bedroom Four

13' 2" into bay x 12' (4.01m into bay x 3.66m)

This double bedroom situated to the front of the property has a bay UPVC window , carpet flooring

Bedroom Five

17' 8" x 8' 6" (5.38m x 2.59m)

This double bedroom situated to the centre of the property has a UPVC window , carpet flooring and radiator.

Kitchen Diner

20' 5" x 9' 7" (6.22m x 2.92m)

This well sized kitchen diner is situated to the rear of the property and comprises of a variety of matching wall and base units with counter tops over, fitted appliances, radiator, tiled flooring , and UPVC window.

Shower Suite

A three piece shower suite comprising of a shower , low level W/C and sink with mixer tap over.

First Floor Landing

The open landing is laid to carpet with radiator to the walls and allows access to all areas of the first floor with stairs leading to the second floor.

Bedroom One

14' into bay x 12' 8" (4.27m into bay x 3.86m)

This double bedroom situated to the front of the property has a bay UPVC window , carpet flooring and a door to the en-suite.

En-Suite

This three piece en-suite comprises of a shower cubicle , low level W/C and wash hand basin with taps over and has a towel radiator and tiled flooring.

Bedroom Six

14' 5" x 12' 2" (4.39m x 3.71m)

This double bedroom situated to the centre of the property has a UPVC window , carpet flooring and radiator

Bedroom Seven

12' 9" x 11' 3" (3.89m x 3.43m)

This double bedroom situated to the rear of the property with UPVC window , carpet flooring and radiator.

Bathroom

This fully tiled four piece bathroom suite comprises of a bath with taps over , separate shower cubicle, low level W/C and wash hand basin with taps over , frosted double glazed window and towel radiator.

Second Floor Landing

the landing is laid with carpet and allows access to all areas of the second floor.

Bedroom Two

13' 6" x 11' 6" (4.11m x 3.51m)

This double bedroom situated to the centre of the property has a UPVC window , carpet flooring and radiator

Bedroom Three

11' 4" x 9' 8" (3.45m x 2.95m)

This double bedroom situated to the centre of the property has a UPVC window , carpet flooring and radiator

Kitchen

This small kitchen comprises of a sink and drainer unit, wall and base units with counter tops over , velux window , radiator and laminate flooring.

Outside

Front

The front of the property stands proud back from the road with a boundary wall , wrought iron gate and steps to the front door

Rear

The secure rear garden has a patio area , lawned area , fenced and walled boundaries with a rear gate leading to the side road.

Agents Notes

This is an ideal investment opportunity with the potential to generate around 52k per annum as a HMO as it is currently being used with the correct planning and listening.









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

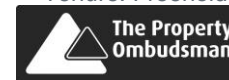
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