

Home 2 Sell

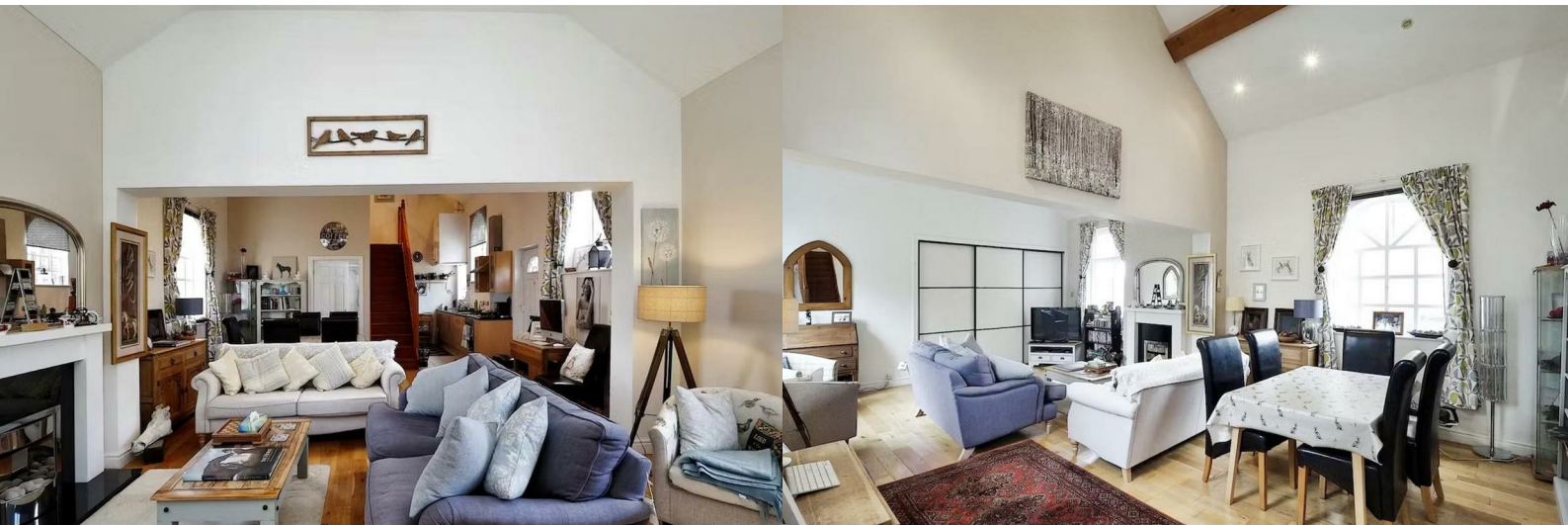
Quality Service For Less



183 Ashbourne Road

Turnditch, Belper, DE56 2LH

Guide Price £200,000



'For Sale by Online Auction, Starting Bid of £200,000, Terms and Conditions Apply'.

Home2sell are delighted to offer this beautifully presented period ex Methodist chapel offering open plan contemporary accommodation. The accommodation comprising in brief of; fitted kitchen, open plan lounge/dining area, double bedroom and family bathroom with four piece suite. There is a staircase leading to a mezzanine Bedroom space. This beautiful property has dual height ceiling, exposed A frame purlin and far reaching countryside views to the front elevation.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

Having a traditional entrance door, which provides access into:

Open Plan Lounge Dining Room

24'0" max x 16'2" max total (7.32m max x 4.95m max total)

Dining Area having a oak floor, central heating radiator, dual aspect arched hardwood double glazed windows, recessed lighting, stairs off to the versatile mezzanine area.

Sitting Area

Having oak flooring, central heating radiator, dual aspect windows, Television point and the focal point of the room being a contemporary white fire surround with Black granite insert and hearth housing an electric fire. Sliding door provides access into the Bedroom.

Breakfast Kitchen

3.84m X 2.49m

Having a traditional kitchen appointed with a range of birch effect base cupboards, drawers, eye level units and glass display cabinets with granite effect rolled top work surfaces over incorporating a one and half bowl stainless steel sink drainer with mixer tap. Integrated electric oven, gas hob and extractor canopy over, space and plumbing for an automatic washing machine and space for a fridge/freezer. Feature ceramic tiled flooring, arched double glazed window to the side, dual height ceilings, recessed ceiling lighting. A wall mounted cupboard houses the boiler serving the domestic hot water and central heating system.

Mezzanine Bedroom Space

Having feature exposed A frame purlin and gallery, solid oak flooring and dimmer inset spotlights.

Bedroom

5.00m X 3.58m

Having oak flooring, dual aspect windows with countryside views, central heating radiator, recessed ceiling lights, telephone point and a range of built in wardrobes providing hanging and shelving space.

Family Bathroom

Having a four piece suite comprising panelled bath with

glazed shower screen, pedestal hand wash basin, close couple WC and a shower enclosure with electric shower unit. Recessed ceiling lighting, complementary wall tiling, heated towel radiator, extractor fan, double glazed windows and tiled flooring.

Note

Memorial Garden - The Old Chapel has no outside space, but the memorial garden is road side to the property and provides a pleasant seating area to enjoy the countryside views.

Area

Turnditch is situated approximately 6 miles from Ashbourne known as the Gateway to Dovedale and the famous Peak District National Park and the old market town provides an excellent range of period architecture, shops, schools and leisure activities. Further recreational facilities include Carsington Water with trout fishing and sailing. The village of Turnditch combined with Cowers Lane provides a selection of village inns, stores and a local garage. The town of Wirksworth is approximately 5 miles to the north and the city of Derby is only 8 miles away which provides onward travel to the major trunk roads and other east midland centres together with the M1 motorway network. Close to award winning local shop.

Directional Note

From the Belper branch of Home2sell proceed along New road to the Morrison's round about turning right on to the A6. Leave Belper along the A517 Ashbourne Road and proceed through where The Old Chapel can be found on the left hand side of the road.

Auction Notes

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from

the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Road Map



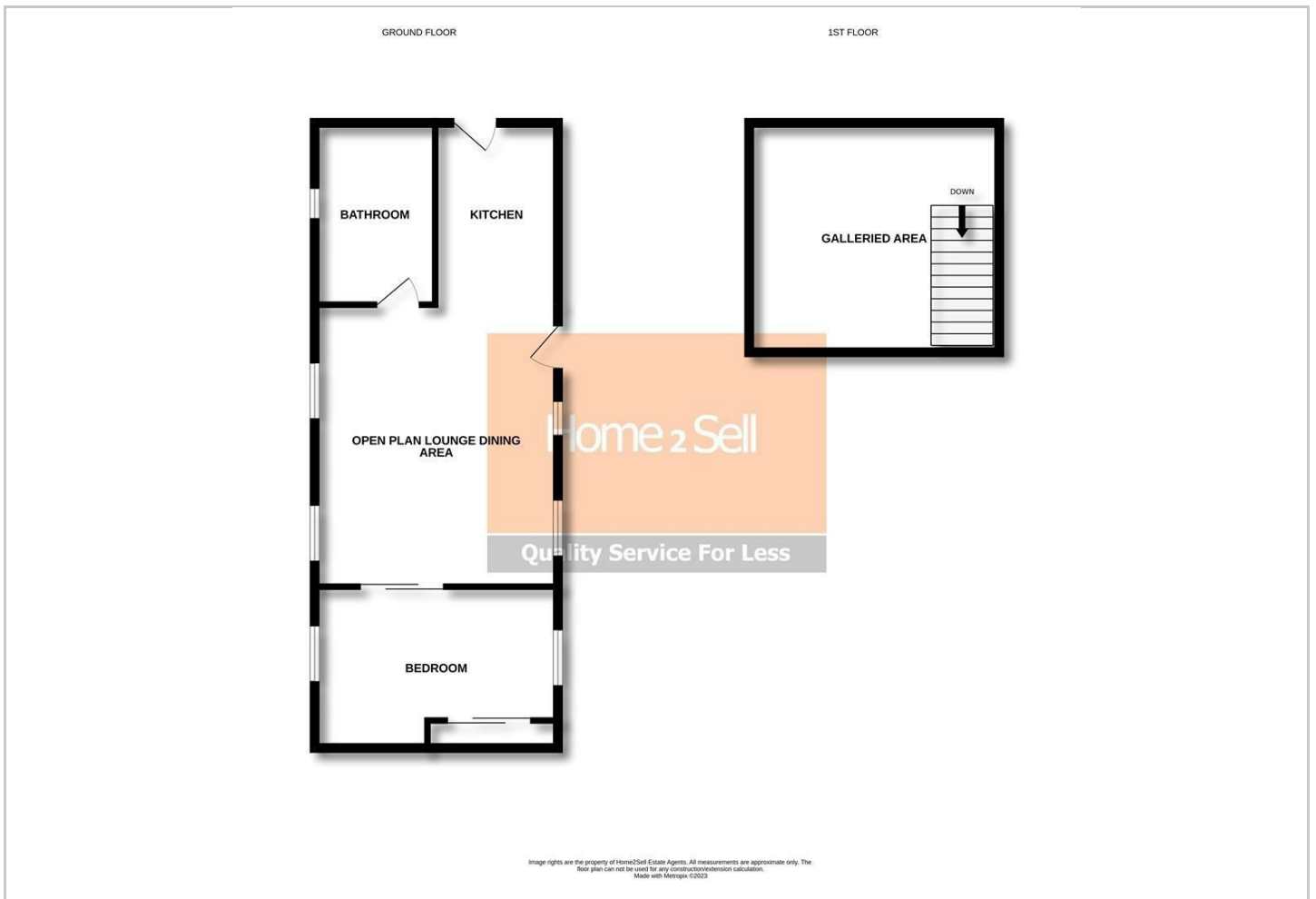
Hybrid Map



Terrain Map



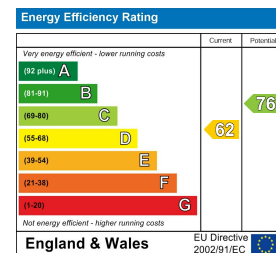
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.