

Home 2 Sell

Quality Service For Less



## 4 Matlock Road

Broadholme, Belper, DE56 2JE

Guide Price £150,000





Being sold via Secure Sale online bidding. Terms and Conditions apply. Starting bid £150,000.

Charming stone built four storey cluster home with two double bedrooms offering a wealth of character and having an additional piece of garden land opposite the property with off street parking that is gated either side having greenhouses, sheds and a summer house which are all included in the sale. With lawn, planting areas and mature and established specimen and fruit trees.

The property has on the ground floor a fitted kitchen, first floor porch and lounge, WC and Bathroom, second floor bedroom and third floor bedroom. The property is nestled between Ambergate and Belper, benefiting from good commuter links to Belper, Derby, Matlock, Alfreton and beyond. Great public transport links also available with two train stations and bus stops easily accessible. This property offers an excellent opportunity with great potential. Viewing Essential.



### Kitchen

12'7" x 11'2" (3.84m x 3.42m )

Having a range of fitted base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit, complimentary splash back tiling, oven and cooker having a four ring gas hob with extractor over. Space and plumbing for an automatic washing machine. Single glazed window to side and a composite stable style door. Wood grain effect flooring and exposed ceiling beams and light.

### Lounge

10'2" x 12'0" max reducing 8'11" (3.12m x 3.67m max reducing 2.72m )

Having a PVCu double glazed window to the front elevation, feature gas fire, stairs off to the ground floor and second floor with a door to bathroom. Wall lights and feature ceiling beams.

### Porch

Having a composite door with glazed inserts, shelving and ceiling light.

### Bathroom

With a two piece suite comprising bath with panelled side and a vanity hand wash basin. Complimentary part wall tiling and ceiling light. Airing cupboard housing the domestic hot water tank. Having a PVCu double glazed opaque window to the front elevation and a Velux style window.

### WC

Having a close couple WC. Wall light.

### Staircase

Having door to Bedroom One and ceiling light.

### Bedroom One

12'1" max reducing 10'2" x 10'2" (3.70m max reducing 3.11m x 3.10m )

Having a PVCu double glazed window to the front elevation, fitted wardrobes and ceiling light.

### Bedroom Two

12'10" extending 14'1" max x 12'2" reducing 8'11" (3.92m extending 4.31m max x 3.71m reducing 2.73m m)

Having a PVCu double glazed window to the side elevation, electric storage heater, exposed beams, wall and ceiling lights.

### Outside

Opposite the property over the road is the garden, which is gated either side with parking to the rear having hard standing and granting vehicular access and parking. There are greenhouses, sheds and a summer house which are all included in the sale. With lawn, planting areas and mature and established specimen and fruit trees.

### Area

4 Matlock Road is situated approximately a mile from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

### Directional Note

From the Belper Branch of Home2sell proceed down to the Morrison's Island turning right along the A6 heading north. Proceed through the market town of Belper passing the historic mill on the left hand side. Continue out of Belper for approximately a mile and the property will be situated on the left hand side, clearly denoted by our distinctive For sale board.

### 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

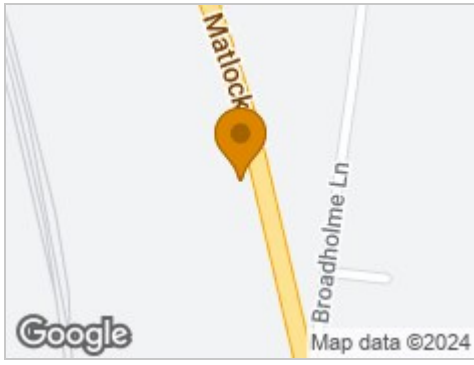
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation 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



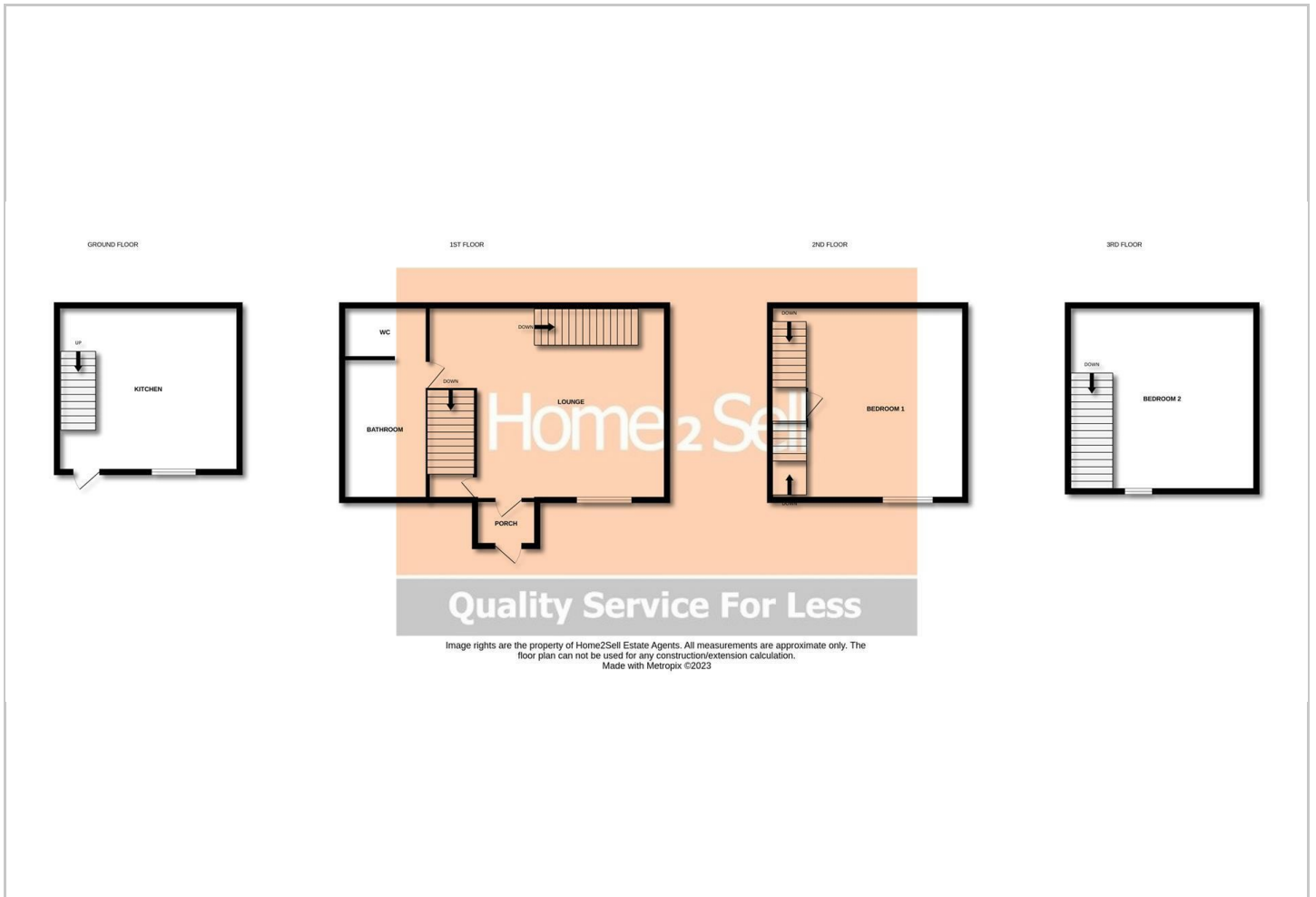
## Hybrid Map



## Terrain Map



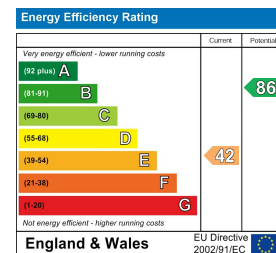
## Floor Plan



## 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.