



**New Road, Barlborough Chesterfield S43 4HY**

**welcome to**

**New Road, Barlborough Chesterfield**

ATTENTION INVESTORS/PROPERTY DEVELOPERS! RENOVATION PROJECT! INVESTMENT OPPORTUNITY WITH MASSIVE POTENTIAL! A hugely spacious and extremely deceptive two bedroom plus attic space, end terrace property with courtyard. NO UPWARD CHAIN



## **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.

## **Entrance Hall**

Stairs rise from entrance hall to the first floor landing, and access is given to the cellar space .

## **Lounge**

14' 9" x 14' 3" ( 4.50m x 4.34m)

## **Kitchen/Diner**

22' 6" x 14' 4" ( 6.86m x 4.37m)

## **Cellar Space**

### **Landing**

This first floor landing offers access to the loft access hatch via a loft staircase

### **Bedroom One**

15' 1" x 14' 7" ( 4.60m x 4.45m)

### **Bedroom Two**

14' 7" x 13' ( 4.45m x 3.96m)

### **Bedroom Three**

### **Bedroom Four**

### **Bathroom**

14' 2" x 7' 8" ( 4.32m x 2.34m)

### **Loft Space**

The attic space offers great potential for further development subject to the relevant planning consents.



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## New Road, Barlborough Chesterfield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council Tax Band: B
- ATTENTION INVESTORS/PROPERTY DEVELOPERS!

Tenure: Freehold EPC Rating: E

guide price

**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSF103893 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01246 204492**



[chesterfield@williamhbrown.co.uk](mailto:chesterfield@williamhbrown.co.uk)



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



[williamhbrown.co.uk](http://williamhbrown.co.uk)