



**The Forge Riggs Lane, Marston Montgomery Ashbourne DE6
2FF**

welcome to

The Forge Riggs Lane, Marston Montgomery Ashbourne

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS ON TUESDAY 30TH JULY 2024 AT 9.00AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.



Entrance Hall

As you enter the property you are provided with access through to the living room, a downstairs W/C and access to the dining room and kitchen.

W/C

toilet, hand basin

Living Room

14' 5" x 14' (4.39m x 4.27m)

The lounge provides a fireplace and double glazed window to the front of the property along with a staircase providing access to the first floor.

Dining Room

15' 1" x 11' 3" (4.60m x 3.43m)

The dining room consists of a double glazed window the the rear elevation with a fireplace and radiator.

Kitchen

12' x 7' (3.66m x 2.13m)

The kitchen provides a double gazed window to the rear elevation, and access to the rear garden and car port.

Bedroom One

12' 4" x 11' 9" (3.76m x 3.58m)

In the first bedroom you are provided with built in wardrobes and cupboard space there is also a window to the front elevation.

Bedroom Two

11' 7" x 8' 9" (3.53m x 2.67m)

In the second bedroom you will find a window to the side elevation.

Bedroom Three

12' 1" x 10' 5" (3.68m x 3.17m)

The third bedroom provides a window the the rear elevation overlooking the garden.

Bedroom Four

11' 2" x 7' 7" (3.40m x 2.31m)

The third bedroom provides a window to the rear elevation overlooking the rear garden.

Bathroom

The bathroom provides you with a bath, hand basin and toilet.

Garage

15' 6" x 11' 10" (4.72m x 3.61m)

You are able to access the garage through the garage door at the front of the property and also through a doorway in the kitchen.

Conditions Of Sale

The Conditions of Sale are available online and will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue. Health & Safety Advice for Property Viewers. Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

Note

The auctioneers offer four ways to bid including Internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a

documentation charge of £1,500 (including vat) payable on the fall of the hammer.

Guidance notes are set out in the catalogue in relation to auction lots, particularly from a purchasing perspective.

Guide Price

*Guide and Reserve Prices

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.



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welcome to

The Forge Riggs Lane, Marston Montgomery Ashbourne

- Great village home set in the Derbyshire Countryside
- Village boasting school, public house, village hall and church
- Carport, garage and rear garden.
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Tenure: Freehold EPC Rating: F

£235,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106249 - 0007

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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