



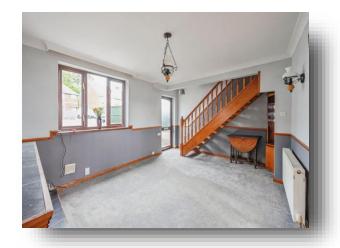


# welcome to

# **George Street, Ashbourne**

Three bedroom home within easy walking distance to Ashbourne's amenities, schools and town centre. Boasting sweeping countryside views to the rear, viewings are highly recommended to appreciate what this property has to offer.













#### **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, jamsold 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.

## Lounge

16' 11" x 11' 5" ( 5.16m x 3.48m )

A bright and carpeted room with feature brick fireplace surround, double doors lead to the dining kitchen. Also comprises in radiator and staircase to first floor.

#### Kitchen

16' 11" x 9' 1" ( 5.16m x 2.77m )

The dining room benefits from the stunning countryside views with the property being at an elevated position. The sink is positioned beneath the rear facing window with double patio doors seamlessly lead out onto the patio. A range of base

and wall units are provided as well as a washer/dryer. The room is decorated with tiled flooring.

### Landing

Landing provides useful loft access

#### **Bedroom One**

11' 10" max x 9' 1" max ( 3.61m max x 2.77m max )
Carpeted room with window overlooking the rear of
the property and benefiting from stunning views
with radiator beneath. An airing cupboard is also
provided in this bedroom, which houses the boiler.

#### **Bedroom Two**

9' 2" x 11' (2.79m x 3.35m)

A spacious room with a window to the front elevation, carpeted and has a radiator.

#### **Bedroom Three**

8' 8" x 7' 6" ( 2.64m x 2.29m )

Comprises in a window overlooking the rear of the property, radiator and carpeted flooring.

#### **Bathroom**

The family bathroom is decorated with tiled floor and walls, has a feature corner bath with electric shower over and practical shower screen. White WC and sink vanity with useful cupboard.

#### **Rear Garden**

The west facing rear garden is tiered with a good sized patio area that leads out from the dining kitchen, a rockery area filled with mature shrubs and contains a green house, finally to the well maintained artificial grass area with sun house. Convenient gated side access that leads to the front of the property is provided and leads to the front door and steps up to a useful driveway.

## **Agents Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.





## welcome to

## **George Street, Ashbourne**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedrooms
- Driveway

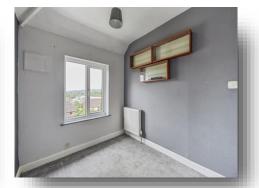
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

£180,000









Please note the marker reflects the postcode not the actual property

## check out more properties at bagshawsresidential.co.uk



Property Ref: ABN106638 - 0003 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.

Bagshaws Residential 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.





01335 346677



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE, Derbyshire, DE6 1GF



bagshawsresidential.co.uk