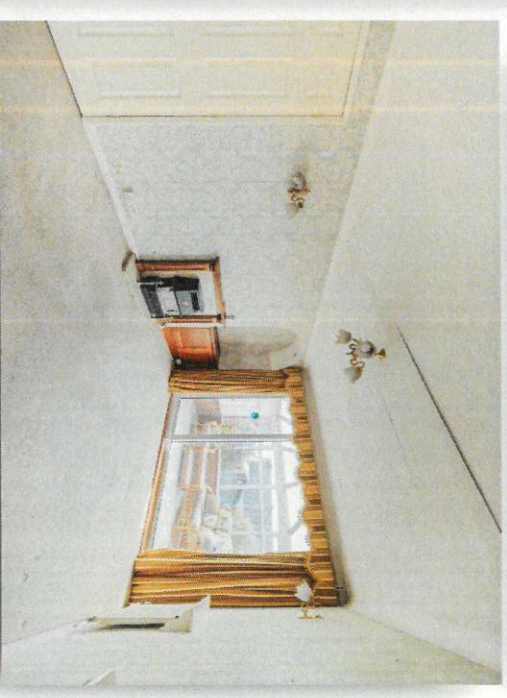
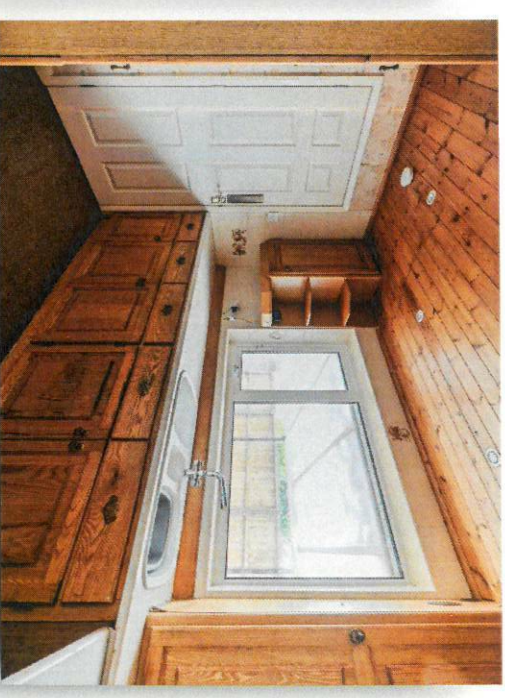


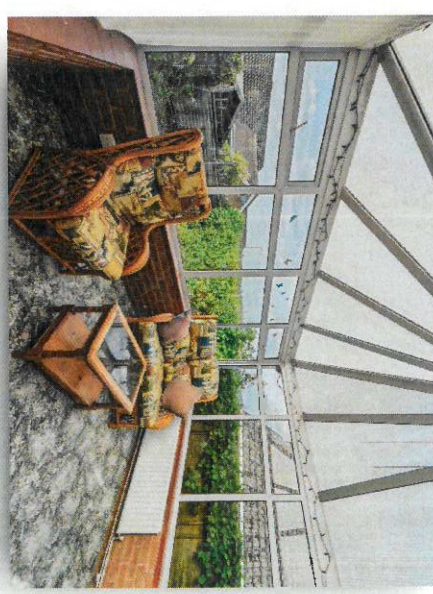
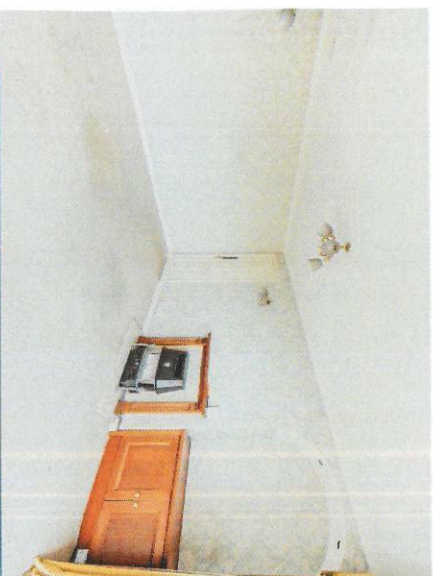
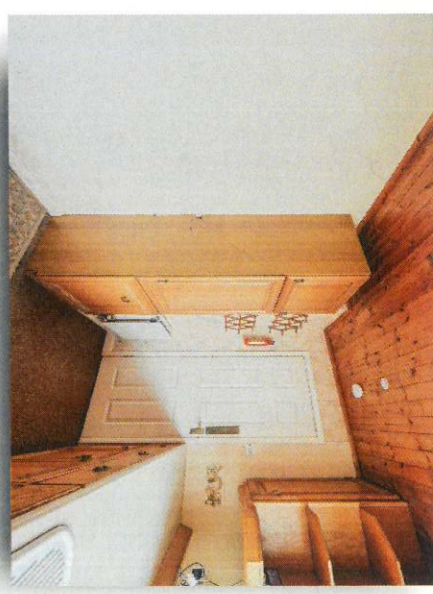


Firs Avenue, Hulland Ward Ashbourne DE6 3FS

welcome to

Firs Avenue, Hlland Ward Ashbourne

A two bedroom detached bungalow situated in a sought after location, connected to gas central heating and mains electricity and water. The property additionally offers a wet room, driveway, carport, garage and enclosed rear garden.



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 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.

Entrance Hall

8' 4" x 3' 9" (2.54m x 1.14m)

Entering the property from the side elevation and into the hallway, the space provides access to the kitchen, living room, wet room and the two bedrooms. A useful airing cupboard and two radiators are also provided in the space.

Lounge

15' 2" x 10' 1" (4.62m x 3.33m)

The lounge is carpeted with a decorative arched recess which is fitted with a useful storage cupboard. The room is flooded with natural light coming from the sliding glass doors that open out into the

conservatory. A feature gas fire with wooden mantle piece surround and marble look hearth is to one wall, with the opposite having two radiators. Decorative wall lights complete the room.

Kitchen

10' 9" x 7' 5" (3.28m x 2.26m)

The carpeted kitchen has wall and base units complete with roll edged work tops, gas hob, integrated oven and a half sink with a chrome mixer tap over. The useful window looks out to the side of the property and into the carport. The spot lighting with paneled ceiling adds charm in addition to the decorative tiles to the walls. The kitchen also houses the boiler.

Conservatory

12' 3" x 9' 2" (3.73m x 2.79m)

A bright and good sized room, ideal for extending your living space. Great for showcasing the views over the garden as well as the Derbyshire countryside beyond. Sliding glass doors seamlessly connect the conservatory to the main living room creating a great flow. Additional side access into the garden provides practicality.

Bedroom One

15' 2" x 9' 11" (4.62m x 3.02m)

This bedroom has a beautiful bay window to allow plenty of natural light and serves as a central feature of the room with views over the well kept front garden, a radiator is directly beneath. Carpet and wallpaper to decorate.

Bedroom Two

10' 6" x 8' 11" (3.20m x 2.72m)

This bright room has the added benefit of a built in wardrobe, window to the front overlooking the front garden and carpeted flooring.

Wet Room

The room is flooded with natural light from the side window and features an extractor fan, wall tiles, white pedestal basin and WC.

Front Garden

The front garden features a lawn which is bordered by mature shrubs and plants. There is also a side driveway that leads to a single garage along with a useful carport.

Rear Garden

The rear garden provides stunning views over the picturesque Derbyshire countryside which can be seen from the patio area. The space is a tranquil retreat ideal for garden furniture and al fresco dining. Thoughtfully landscaped with raised beds that holds mature shrubs and plants. An outside tap adds convenience for gardening and gated access ensures easy entry. A great space to relax and soak in the natural beauty.

Garage

16' 1" x 7' 10" (4.90m x 2.39m)

The garage has a window to the side as well as power and lighting.



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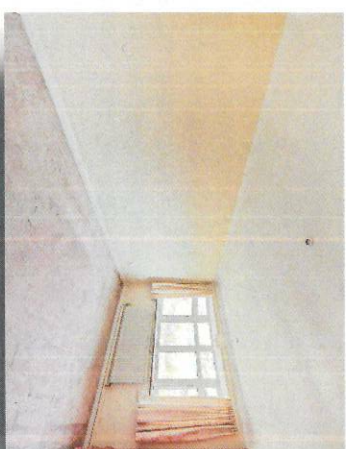
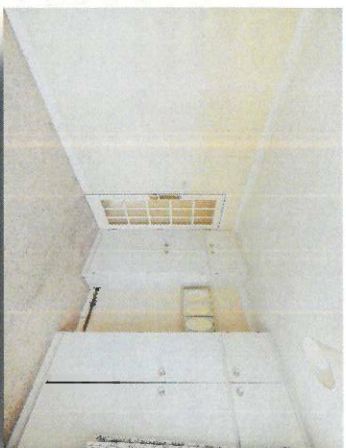
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow
- Village Location

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£185,000



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Property Ref:

ABN106694 - 0006

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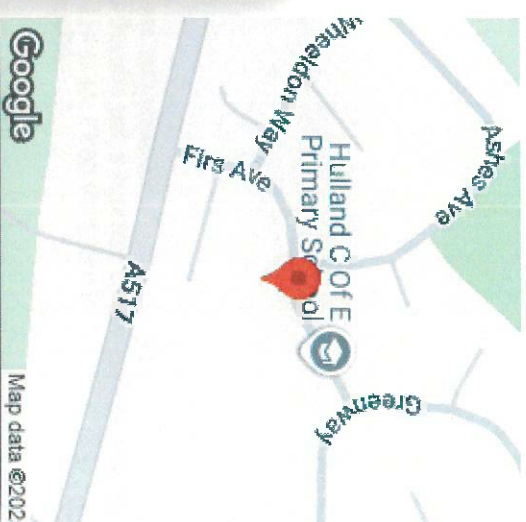
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