



New Road, Hilton Derby DE65 5FH

welcome to

New Road, Hilton Derby

This is an excellent opportunity for an INVESTOR or FIRST TIME BUYER to buy this two bedroom property located in the heart of Hilton Village.



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

Having stairs to first floor, under stairs storage cupboard, window to side and radiator,

Lounge

11' 7" max , 9'1 min x 18' 5" (3.53m max , 9'1 min x 5.61m)
Having a window to front and French doors to the rear, gas fire set into a Adams Style surround, coving to ceiling, laminate floor and two radiators.

Kitchen

12' 3" x 9' 5" (3.73m x 2.87m)
Having a door and window to the rear, a range of wall and base units with contrasting working surfaces and inset stainless steel sink and drainer. Built in electric oven, gas hob, extractor hood and plumbing for a washing machine.

First Floor Landing

Loft access and storage cupboard,

Bedroom One

15' 6" x 9' 2" (4.72m x 2.79m)
Having two windows to front, built in wardrobes and radiator,

Bedroom Two

8' 9" x 10' 6" (2.67m x 3.20m)
Having a window to the rear and radiator,

Bathroom

Having a window to rear, bath with shower over, wash hand basin with cupboards under, low level WC and a heated towel rail.

Outside

To the front of the property is a driveway providing off road parking, access to the rear with an enclosed garden incorporating patio and lawn garden and garden Shed.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council Tax Band A - Town House. Two Bedrooms
- Lounge Diner & Kitchen

Tenure: Freehold EPC Rating: D

guide price

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108249 - 0003

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