



Reigate Drive, Derby DE22 4EP

welcome to

Reigate Drive, Derby

Generous three bed semi-detached property in a well sought-after area in Mackworth.

This property consists of a entrance porch, lounge, kitchen, three bedrooms, a shower room, downstairs w/c, an outdoor shed and garage with a



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 Porch

17' 3" x 4' 2" (5.26m x 1.27m)

Gaining access through the entrance doorway there is carpeted flooring, two windows to the front elevation and a door leading to the hallway.

Hallway

12' 2" x 7' 1" (3.71m x 2.16m)

With carpeted flooring, a central heating radiator, under stairs storage.

Lounge

17' 9" x 13' 4" (5.41m x 4.06m)

With a window overlooking the porch and a window to the rear elevation, carpeted flooring, central heating radiator, fitted fireplace.

Kitchen

12' x 10' 5" (3.66m x 3.17m)

Fitted kitchen comprising of a sink set in a base unit, further base, wall and drawer units, integrated double oven, electric hob, space for appliances, cupboard and meter, window to the rear elevation, tiled flooring, with doors leading to the hallway, storage cupboard and the hallway to the shed.

W/C

5' 8" x 2' 9" (1.73m x 0.84m)

Window to the side elevation and a low level w/c.

Landing

9' 5" x 7' 1" (2.87m x 2.16m)

With a window to the front elevation, carpeted flooring, with doors leading to the bedrooms and shower room.

Master Bedroom

13' 2" x 10' 5" (4.01m x 3.17m)

With a window to the rear elevation, central heating radiator, carpeted flooring and fitted wardrobes.

Bedroom Two

10' 5" x 10' 4" (3.17m x 3.15m)

With a window to the rear elevation, carpeted flooring and a central heating radiator.

Bedroom Three

10' x 7' 1" (3.05m x 2.16m)

Window to the front elevation, carpeted flooring, wood effect walls with shelving attached.

Shower Room

7' 1" x 5' 5" (2.16m x 1.65m)

With a window to the side elevation, low level w/c, wash hand basin, walk-in shower compartment, tiled flooring and complimentary tiled walls.

External

To the front of the property there is a brick paved driveway suitable for multiple vehicles leading to the garage.

To the rear of the property there is a private and enclosed rear garden where there is a paved path leading through the garden, with a patio area in the centre of dark grey, decorative aggregates with mature shrubbery around.



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Reigate Drive, Derby

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- COUNCIL TAX BAND: A
- Spacious living room

Tenure: Freehold EPC Rating: E

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108306 - 0006

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