



Arundel Drive
Spondon Derby



Property Description

Hall & Benson are delighted to bring to market this well presented bay fronted, four bedroom semi-detached home situated on this highly sought after residential area. The property has been well maintained by the current owner and an internal inspection is highly advised. To the ground floor is an entrance hallway, lounge/dining area, three piece bathroom and kitchen. To the first floor is a landing leading to the four bedrooms. Externally to the front is a driveway and an enclosed rear garden. If you would like any more information or would like to arrange a viewing please do not hesitate to contact Hall & Benson today!

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

Accessed via front entrance door leading into a porch where there is a door into the hallway.

Entrance Hallway

Having stairs off to the first floor, understairs storage and doors off to:-

Lounge

10' 9" x 30' 2" (3.28m x 9.19m)
Having windows to the front and rear elevation, carpet flooring and electric heater.

Kitchen

9' 9" x 9' 4" (2.97m x 2.84m)

Fitted with wall and base units with work surfaces over, tiled flooring, wall mounted boiler, doors to the rear garden and door to the downstairs bathroom.

Downstairs Bathroom

Having laminate flooring, window to the side elevation, low level W.C.

Bedroom One

10' 11" x 10' 2" (3.33m x 3.10m)

Having window to the rear elevation and carpet flooring.

Bedroom Two

7' 2" x 14' 10" (2.18m x 4.52m)

Having carpet flooring and window to the front elevation.

Bedroom Three

14' 10" x 7' 2" (4.52m x 2.18m)

Having storage cupboard and window to the front elevation.

Bedroom Four

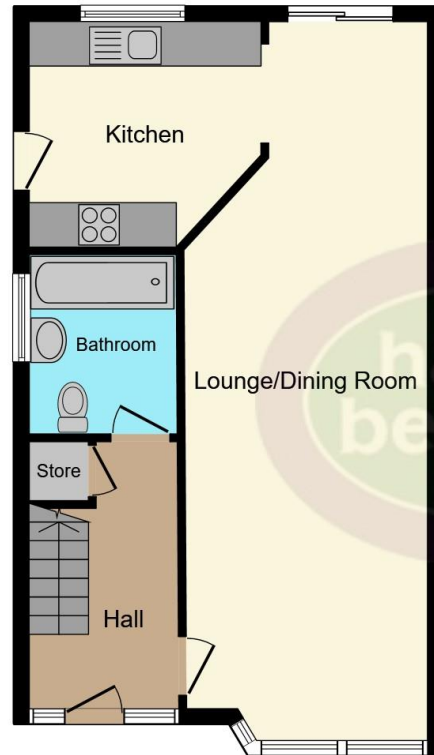
6' 10" x 6' 6" (2.08m x 1.98m)

Having carpet flooring and window to the rear elevation.









Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

T 01332 607000
E spondon@hallandbenson.co.uk

Pinxton House 75 Sitwell Street Spondon
DERBY DE21 7FH

EPC Rating: F

Tenure: Freehold

view this property online hallandbenson.co.uk/Property/SPD101569



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPD101569 - 0003