







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**

Leading to:

### **Kitchen**

18' 4" max x 10' 11" max (5.59m max x 3.33m max)

With part tiled part carpet flooring, a range of wall and base units, Integrated gas hob and electric oven, windows to the front and rear of the property, and tiled splash back.

### **Downstairs Wet Room**

With full tiled surround, low level W/C, wash hand basin, electric shower and window to the front.



### Outside

To the front: Part laid to lawn and part slated flower beds.

To the rear: Multi level garden with a mixture of patio, decking and concrete giving access to the wooden outbuilding to the rear of the garden.

### Property Description

We are pleased to offer to the market this three-bedroom end terraced property in the popular location of Shelton Lock. The property is within a short distance of a local shopping district offering a range of local amenities of offers a number of excellent transport links. The property also sits within a short distance of a number of the local Rolls Royce sites and training centre. In brief the property comprises of: Kitchen, Lounge, Dining Room, Downstairs W/C, Three bedroom and family bathroom.

### 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.



## Dining Room

14' 2" max x 10' 10" max (4.32m max x 3.30m max )

With fitted carpet, Electric Fire and window to the front of the property.

## Lounge

20' 7" max x 11' 2" max (6.27m max x 3.40m max )

With fitted carpet, electric fire, window to the side of the property, sliding patio doors leading to the garden at the rear and cupboard storage space.

## Bedroom 1

12' 4" max x 10' 10" max (3.76m max x 3.30m max )

With built in wardrobe and window to the rear of the property.

## Bedroom 2

10' 11" max x 9' 10" max (3.33m max x 3.00m max )

With fitted carpet, window to the side of the property and cupboard storage space.

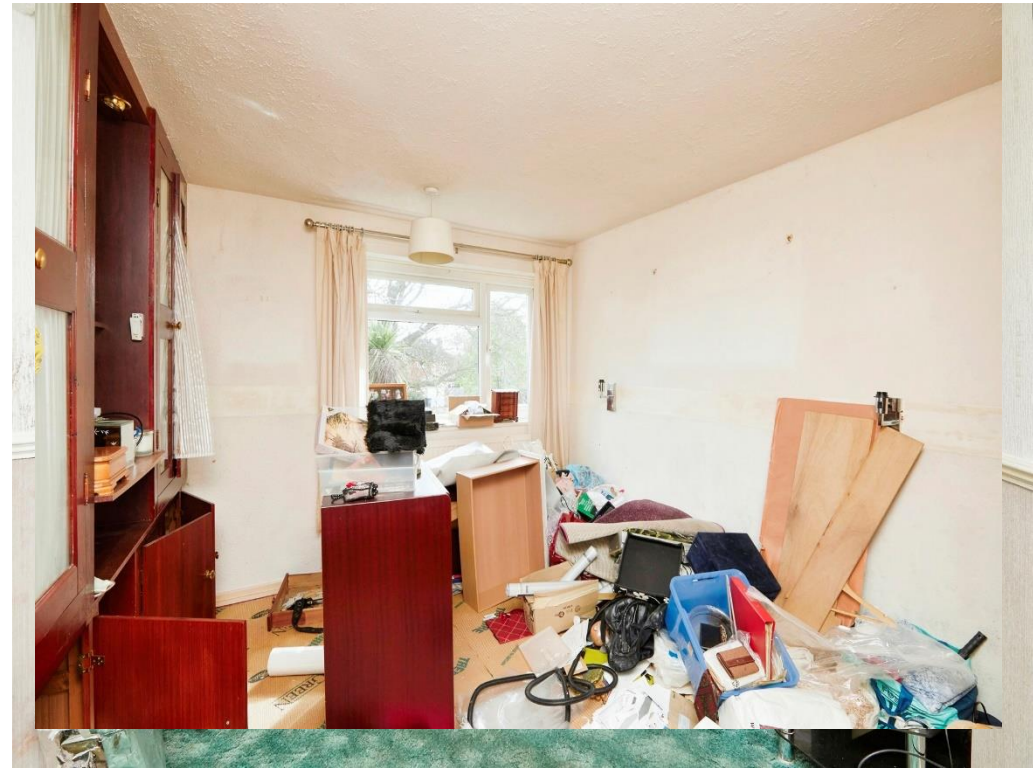
## Bedroom 3

8' 1" max x 7' 11" max (2.46m max x 2.41m max )

With fitted carpet, window to the front of the property and cupboard storage.

## Bathroom

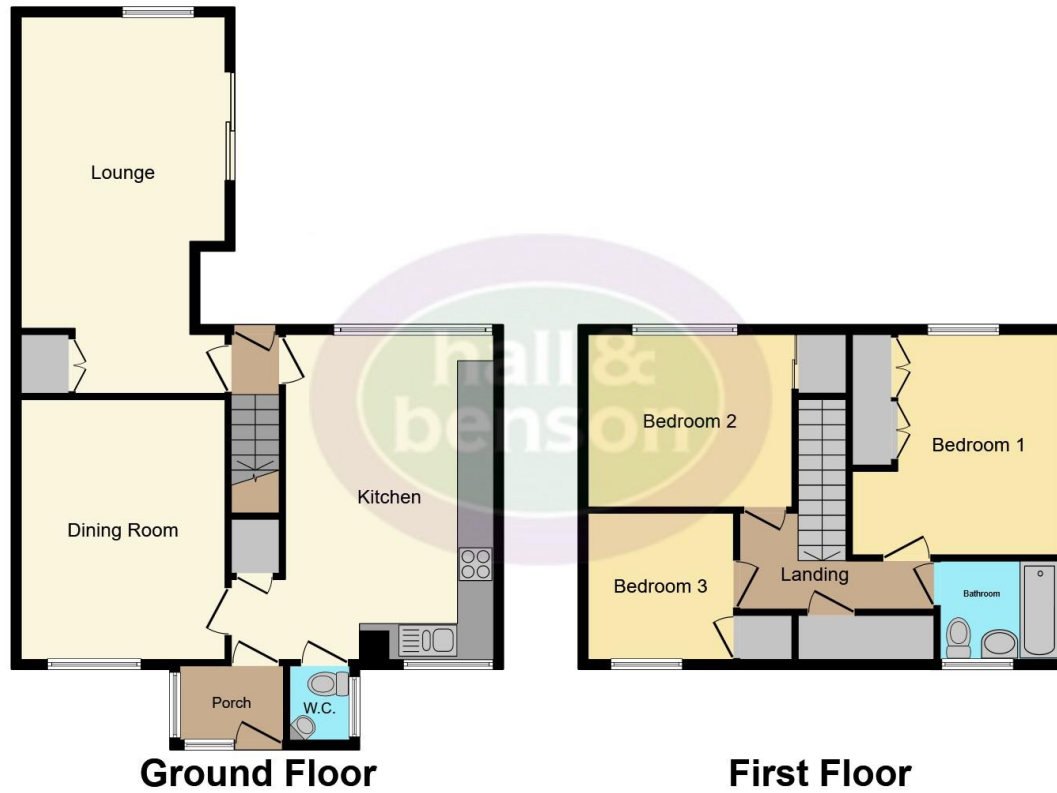
With fitted carpet, shower over the bath, low level W/C, wash hand basin and window to the front of the property.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**EPC Rating: C**

Tenure: Freehold



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.

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