

Belper Road
Ashbourne, DE6 1BD



NO UPWARD CHAIN. 1930's three bedroom detached property requiring modernisation but offering a wealth of potential. Walking distance to centre of Ashbourne and off-street parking.

FOR SALE BY AUCTION
WEDNESDAY 23RD OCTOBER
£200,000

John German 

A 1930's detached three bedroom property having an elevated position on Belper Road, within walking distance to Ashbourne Centre. Whilst the property does require modernisation throughout, the property offers a wealth of potential, with further possibilities of extending to the rear (subject to necessary permissions). The property is sold with the benefit of no upward chain and gas fired central heating. Internally the property briefly comprises of dining room, sitting room, kitchen, utility room and conservatory. To the first floor are three bedrooms and a bathroom. Conveniently located, it is within walking distance to local shops, schools, parks and recreational facilities, making it an ideal choice for families. There is also swift access onto the A515 and A52 close by.

Entering the property via the front wooden door with opening leading to the reception/dining room with staircase to first-floor with useful under stair storage cupboard/pantry. Doors off, lead to the sitting room and kitchen. The sitting room has a fireplace with coal effect gas fire with tile hearth and square bay window to front. Moving into the kitchen, it has rolled edge preparation surfaces with inset composite sink with adjacent drainer and chrome mixer tap over with tile splashback surround. Having a range of cupboards and drawers beneath with freestanding electric oven with four ring electric hob over with extractor fan canopy. Having complimentary wall mounted cupboards and an opening leading into the utility space. In the utility, there is appliance space and plumbing for washing machine, fridge and other white goods with drawer unit and wall mounted boiler. There is a conservatory, which has an electric heater and windows in wooden frames and door opening onto rear garden. On the first floor landing, there are doors off to the bedrooms and bathroom. Bedroom one and two are both doubles with the third bedroom, being a good sized single with a loft hatch access. All three bedrooms have the benefit of useful built-in wardrobes. Walking into the bathroom, there is a pedestal wash hand basin with hot and cold taps over, low-level WC, bath with hot and cold taps and chrome ladder style heated towel rail.

Outside to the rear of the property is a spacious rear garden with fantastic outlook across fields towards Derby Road. The rear garden consists of a patio seating area with laid lawn with further planting areas with timber shed, door to gardeners WC and greenhouse at the foot of the garden.

Outside to the front of the property is a lawned garden with mature planting and borders with a driveway providing ample off street parking for multiple vehicles.

Agents note - You will note visual cracking to the property and the vendor has undertaken a structural report, which we can share upon request. The property is unregistered with Land Registry.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard. **Parking:** Off street

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Mains (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Superfast fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA26012024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Auction Details:

The sale of This property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent