



New Street
South Normanton Alfreton



Property Description

****OPEN HOUSE - 11th May 2024 - CALL
01773 521771 FOR TIMES ****

*** Attention Investment Buyers ***

Charming two double bedroom property benefiting from two reception rooms and boasting far reaching views to the rear. In brief property comprises living room with open fire, hallway, dining room with log burner and kitchen. To the first floor the landing gives access to the two bedrooms and family bathroom. Outside the property is set back from the road with a front forecourt with gated side access leading to the rear garden. Benefiting from far reaching views, the rear garden is mainly laid to lawn with borders and shrubs. (Additional Notes - 2019 Damp Course With A 30 Year Guarantee).

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.

Living Room

12' 8" x 12' 8" (3.86m x 3.86m)

Entrance through a double glazed door to the front elevation, carpet flooring, TV point, central heating radiator, feature fireplace with open fire, uPVC double glazed window to the front elevation and door to hall.

Inner Hallway

With stairs leading to the first floor and door to dining room.

Dining Room

12' 8" x 11' 2" (3.86m x 3.40m)

With tiled floor, under stairs storage cupboard, central heating radiator, log burner, space for dining table and door to kitchen.

Kitchen

12' 5" x 4' 6" (3.78m x 1.37m)

Fitted with a range of wall and base units, work surface with inset sink, space for oven, space and plumbing for washing machine, space for fridge freezer, tiled splash-backs, tiled floor, central heating radiator and double glazed windows to the rear and side elevations.

First Floor

Landing

With carpet flooring, loft access and doors to the two bedrooms and bathroom.

Bedroom One

16' x 10' 1" (4.88m x 3.07m)

With carpet flooring, central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom Two

14' 6" x 7' 5" (4.42m x 2.26m)

With carpet flooring, central heating radiator and a uPVC double glazed window to the rear elevation offering far reaching views.

Bathroom

Three piece suite comprising panelled bath with shower over, glass shower screen, low

level WC, wash basin, part tiled walls, cupboard housing boiler and a uPVC double glazed obscure window to the rear elevation.

Outside

Outside the property is set back from the road with a front forecourt with gated side access leading to the rear garden. Benefiting from far reaching views, the rear garden is mainly laid to lawn with borders and shrubs.

Additional Notes

Property boasts a 2019 damp proof course with a 30 year guarantee.









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

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22A High Street
 ALFRETON DE55 7BN

EPC Rating: D

view this property online hallandbenson.co.uk/Property/ALF102483

Tenure: Freehold



Awaiting Photograph

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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