



The Croft  
South Normanton ALFRETON



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## South Normanton ALFRETON DE55 2BW

for sale guide price  
**£135,000**



### Property Description

Hall and Benson are delighted to offer to the market this three bedroom semi-detached property briefly comprising; living room, kitchen diner and bathroom to the ground floor and three generous size bedrooms to the first floor. The property also has front and rear gardens, opportunity for extension STPP if required and good local amenities such as schools, shops and transport links. An early internal viewing is highly recommended. Offered for sale with no upward chain.

### 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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 Hall

The property is entered via a Upvc door with double glazed insert into the hallway.

### Lounge

15' 11" x 11' 5" ( 4.85m x 3.48m )

With front and rear aspect double glazed windows, fitted carpet and wall mounted radiator.

### Kitchen

15' 11" x 6' 3" ( 4.85m x 1.91m )

Open to the hallway, the kitchen has side and front aspect double glazed windows, a side aspect pedestrian door, gas hob, extractor fan, inset sink with drainer and mixer tap over and space for a freestanding fridge freezer.

The kitchen also has a tiled floor and space and plumbing for a washing machine.

## Bathroom

With a fitted bath with electric shower over, low level flush WC, wash hand basin, rear aspect double glazed opaque pane window and vinyl flooring as well as a wall mounted radiator.

## Bedroom One

15' 11" x 12' 3" ( 4.85m x 3.73m )

With front and rear double glazed windows, wall mounted radiator and fitted carpet.

## Bedroom Two

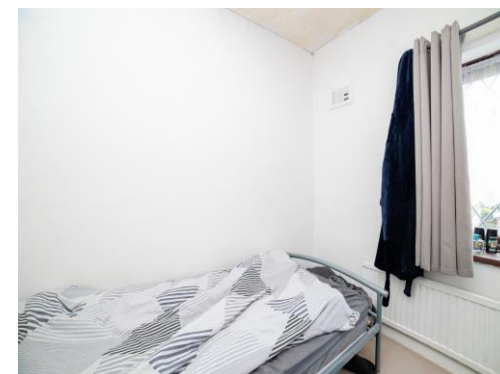
12' 4" x 10' 10" ( 3.76m x 3.30m )

With a front aspect double glazed window, fitted carpet and built in storage cupboard.

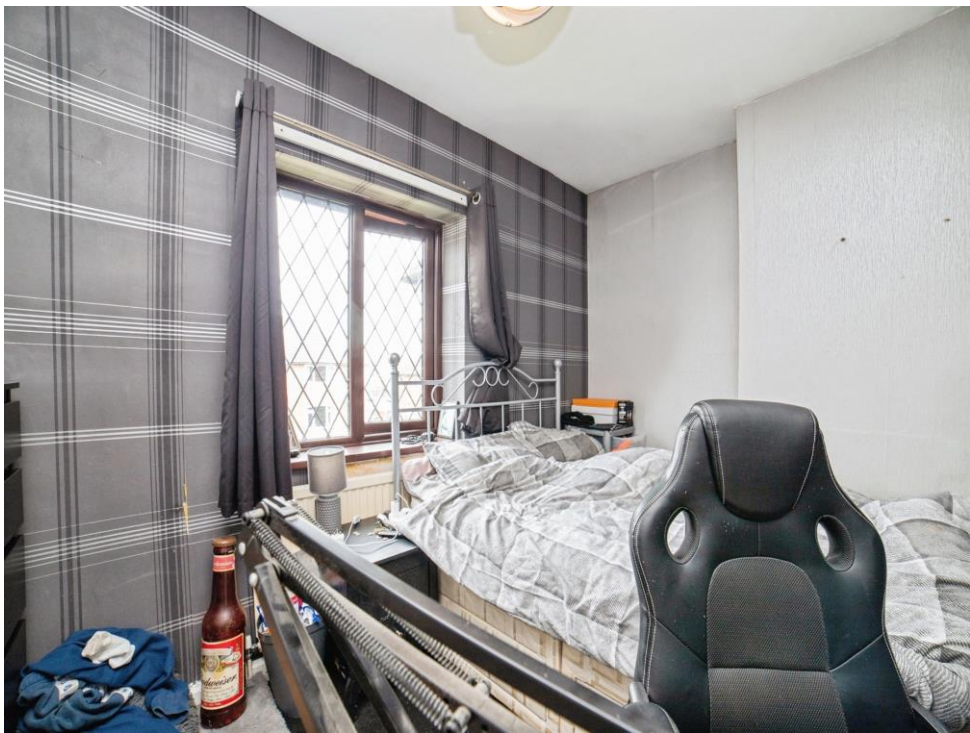
## Bedroom Three

8' 4" x 7' 11" ( 2.54m x 2.41m )

With a fitted carpet, wall mounted radiator and rear aspect double glazed window.













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)

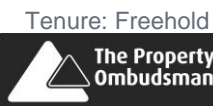
To view this property please contact Hall & Benson on

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22A High Street  
 ALFRETON DE55 7BN

EPC Rating: D    Council Tax  
 Band: A

**view this property online** [hallandbenson.co.uk/Property/ALF103402](http://hallandbenson.co.uk/Property/ALF103402)



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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