



King Street
ALFRETON



Property Description

Hall and Benson are delighted to bring to the market this two bedroom end terrace property located in the popular residential area of Alfreton. Having excellent road network links and being within easy reach of local amenities this end terrace properties accommodation briefly comprises; lounge, dining room and kitchen to the ground floor. The first floor has two double bedrooms and a family bathroom. Outside the rear and side of the property has a yard enclosed by a wall with a brick built out house.

Offered for sale with no upward chain via the modern method of auction route.

Call 01773 521771 to view 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 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.

Kitchen

6' x 12' 3" (1.83m x 3.73m)

The home is entered via a UPVC back door into the kitchen. Fitted with a range of wall and base units incorporating a sink drainer unit, electric fan assisted oven with hob over.

Dining Room

13' 9" x 10' 11" (4.19m x 3.33m)

With a UPVC double glazed window to the rear elevation , gas central heating radiator, feature fireplace and ceiling light.

Lounge

13' 9" x 11' 3" (4.19m x 3.43m)

With a UPVC double glazed window to the front elevation and UPVC door to the front. Gas central heating radiator and ceiling light.

Bedroom One

13' 9" x 11' 3" (4.19m x 3.43m)

With a UPVC double glazed window to the front elevation, gas central heating radiator and ceiling light.

Bedroom Two

13' 9" x 11' 3" (4.19m x 3.43m)

With a UPVC double glazed window to the rear elevation, gas central heating radiator and ceiling light.

Bathroom

Fitted with a three piece suite comprising of low level W/C, pedestal wash hand basin and panel bath with a UPVC double glazed window to the side elevation and ceiling light.

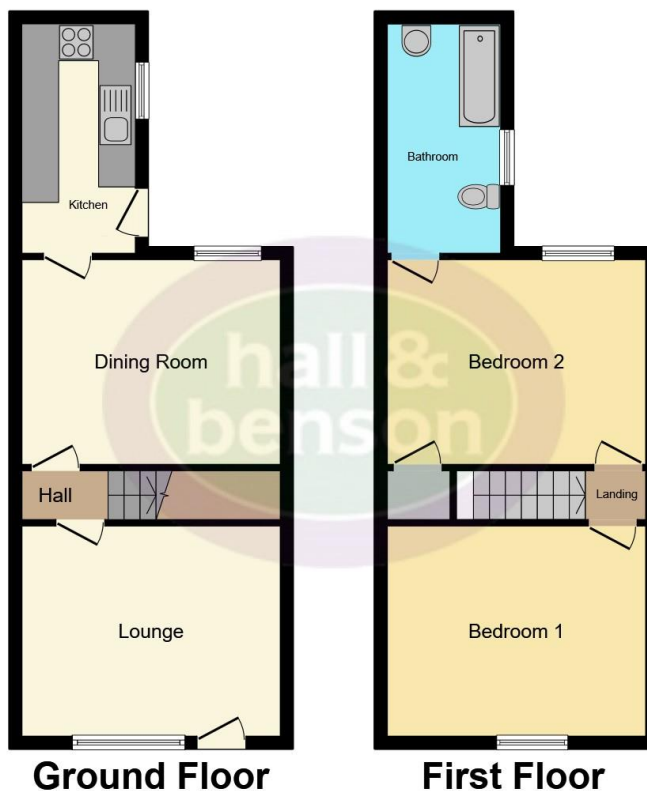
Outside

The rear of the home has a yard area enclosed by a brick wall and having a brick built out house with gated access to the Park Street car park.









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

To view this property please contact Hall & Benson on

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22A High Street
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EPC Rating: D Council Tax
 Band: A

view this property online hallandbenon.co.uk/Property/ALF103542

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.

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.

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