



Waterloo Close
Hilcote Alfreton



Property Description

For sale by the modern method of auction is this detached bungalow in a popular residential location. The accommodation comprises of entrance hall, lounge with feature fire surround and kitchen with wall and base units. Two bedrooms and shower room with three piece suite. Outside are gardens to the front and rear, a driveway provides vehicle standing space. The property has double glazed windows and a gas heating system.

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

Approached by an entrance porch and intern leads into the;

Lounge

10' 3" x 16' 4" (3.12m x 4.98m)

The focal point of this room is a feature adam style fire surround incorporating an electric fire. Double glazed window and door to the front elevation.

Kitchen

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

Fitted with a range of wall and base units having work surfaces over, incorporating a single drainer stainless steel sink unit. Standing space for fridge freezer, plumbing

for the automatic washing machine and window and door to the front elevation.

Bedroom One

10' 2" x 9' 10" (3.10m x 3.00m)

Window to the rear and radiator,

Bedroom Two

10' 4" x 9' 10" (3.15m x 3.00m)

Window to the rear and radiator,

Shower Room

Three piece suite comprising of double shower cubicle with sliding doors, vanity unit and W/C. Window to the side elevation, heated towel rail and cupboard housing the Baxi gas heating boiler.

Outside

The front of the property is laid to lawn with a side driveway providing vehicle standing space. The gardens extend to the rear , here the garden is area is also laid to lawn, having decking area , fence and wall surround.









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: Council Tax
 Awaited Band: B

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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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