



Park Street
Alfreton

Park Street
Alfreton DE55 7JE

for sale guide price
£60,000



Property Description

GUIDE PRICE £60,000-£80,000

FOR SALE VIA BAGSHAW'S RESIDENTIAL AUCTIONS IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS www.barnardmarcusauctions.co.uk
TUESDAY 16TH DECEMBER 2025 at 9:30am"

AUCTION DATE: TUESDAY 16th DECEMBER 2025

BIDDER REGISTRATION: BY 2pm MONDAY 15th DECEMBER 2025

WHERE TO BID: Please ensure you are registered to bid on the Barnard Marcus Auctions website.

LEGAL PACK: Download from Barnard Marcus Auctions

This is an opportunity to purchase a semi detached property offered for sale by auction on the outskirts of Alfreton centre. The accommodation has; reception lounge, dining room with stairs off to first floor and kitchen with wall and base units. To the first floor are three bedrooms and bathroom with three piece suite. Outside the front has a block paved frontage, the rear has a garden area. Gas heating and double glazed windows.

The seller has advised that he has noticed the presence of Japanese Knotweed in the rear garden, buyers are to rely on their own enquiries. The property may benefit from some updates/works, some of which may be structural.

Ground Floor

Reception Lounge

11' 4" x 12' 4" (3.45m x 3.76m)

Double glazed window and door to the front and two radiators.

Dining Room

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

Stairs off to first floor accommodation, radiator and double glazed window to the rear and side.

Kitchen

6' 4" x 5' 5" (1.93m x 1.65m)

Fitted with a range of wall and base units having work surfaces over incorporating a single drain stainless steel sink unit. Radiator, entrance door to the side and window to the side.

First Floor

Landing

Access to the available roof space and radiator.

Bedroom One

11' 3" x 12' 4" (3.43m x 3.76m)

Double glazed window to the front and radiator.

Bedroom Two

13' 3" x 6' 5" (4.04m x 1.96m)

Double glazed window to the side and radiator.

Bedroom Three

7' 6" x 9' 2" (2.29m x 2.79m)

Double glazed window to the rear and radiator.

Bathroom

4' 5" x 9' 2" (1.35m x 2.79m)

Three piece suite having panel bath, wash hand basin and low flush W/C. Radiator and window to the side.

Outside

Externally the front of the property has a shared block paved garden area. To the rear of the property is a garden area.

Online Underwriting

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS TUESDAY 16th DECEMBER 2025 AT 9.30AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.

CONDITIONS OF SALE

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective

purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety Advice for Property Viewers.

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

*guide And Reserve Prices

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to





To view this property please contact Hall & Benson on

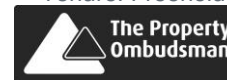
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22A High Street
ALFRETON DE55 7BN

EPC Rating: D Council Tax
Band: A

view this property online hallandbenson.co.uk/Property/ALF104026

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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