

SOLD

subject to contract



317 Derby Road, Chesterfield, S40 2EU

- 2 bed semi detached property
 - Refurb required
 - Spacious accommodation
- MUST BE VIEWED - NO CHAIN
- Popular location
- Priced to sell and opportunity to add value
- Rear garden & Off road parking
- Being sold through online auction - Buy it now option available
Buyers fee applies

Guide Price £73,000

HUNTERS®

HERE TO GET *you* THERE

OFFERED WITH NO CHAIN - READY TO BUY NOW!
Located in a popular area of Chesterfield is this two bed semi detached property.

The property is in need of an scheme of internal refurbishment works, but with scope for an enhanced value after works.



With **PARKING AT THE REAR** - we believe the property to be structurally sound and having a modern gas boiler already installed.



The accommodation comprises:- lounge, dining room, fitted kitchen with the option to extend into the utility room at the rear.

On the first floor are 2 private bedrooms with bathroom off-shot.

Gas central heating.



To the rear is a family sized lawned garden and access to the parking area available from the private road from Langer Field Avenue.

MUST BE SEEN - & we expect interest to run high! Call Hunters to view today!

Being Sold by Online Auction

Starting Bids from: £73,000

Buy it now option available. - Buyers fee applies.



Auctioneer's Comments

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer, but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged.

The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of £6600 including VAT and a Legal Pack fee of £372 including VAT. This secures the transaction and takes the property off the market.

The Buyer's Premium and administration charge are in addition to the final negotiated selling price.

Being Sold by Online Auction

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Starting Bids from: £73,000

Buy it now option available

Please call or visit Goto Online Auctions for more information.

This property is for sale by Modern Method of Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract has been issued by the vendors solicitor. Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the Vat, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.

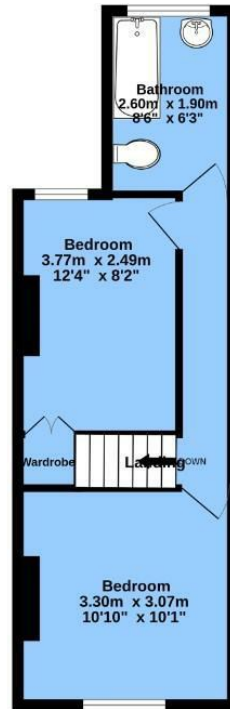
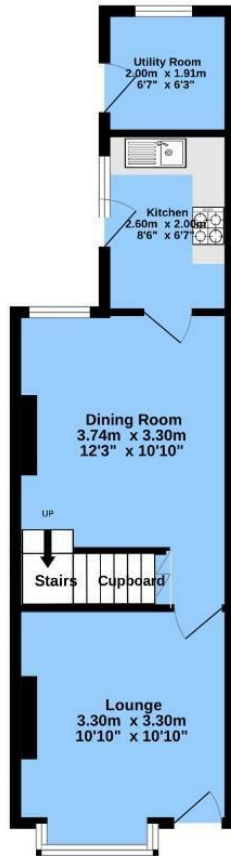
To book a viewing contact Hunters Estate agents.

Material information

The information above has been provided by the vendor, agent and GOTO Group and may not be accurate. Please refer to the property's Legal Pack. (You can download this once you have registered your interest against the property). This pack provides material information which will help you make an informed decision before proceeding. It may not yet include everything you need to know so please make sure you do your own due diligence as well

GROUND FLOOR
38.0 sq.m. (387 sq.ft.) approx.

1ST FLOOR
31.6 sq.m. (340 sq.ft.) approx.



TOTAL FLOOR AREA: 67.6 sq.m. (727 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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