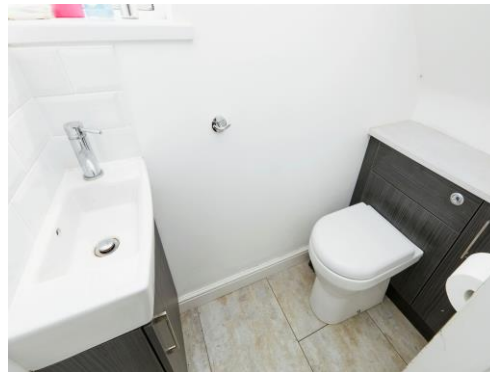




School Croft
Holloway Matlock



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 £300 inc VAT towards the preparation cost of the pack.

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.

Front Garden

To the front of the property is a gated pathway leading to the front and utility doors, through the mostly lawned garden with hedged and stone wall boundaries as well as a mature flower bed running parallel to the front of the home.

Rear Garden

The pathway from the front garden leads round to the rear with gated access. Garden has a raised decking area, mature shrubs, timber and hedged fencing and is mostly laid gravel for easy maintenance.

Double Garage

The garage is accessed off of Chapel Lane and is located to the rear of the property, it benefits from a electricity and an inspection pit. With driveway for two/three vehicles in front.

Entrance Porch & Hallway

The entrance porch has a UPVC front door with obscure double glazed panels meter cupboard and wood laminate flooring. Leading onto the hallway with stained glass door and windows, original style tiled flooring, wall-mounted radiator.

Cloakroom W/C

Comprising of an obscure double glazed window to the side elevation, tiled floor W/C and hand-wash basin with cabinet under.

Utility

6' 9" x 4' 5" (2.06m x 1.35m)

UPVC double glazed construction, with a door to the front elevation, this space makes for a convenient utility room just off of the kitchen, with space and plumbing for a washing machine and tumble dryer.

Lounge

11' Plus Bay x 11' 11" Including Recess (3.35m Plus Bay x 3.63m Including Recess)

The lounge features a sizable tradition double glazed bay window to the front elevation, a wall mounted radiator, log burner which sits inside the chimney breast, finished with a oak wood flooring which follows through into the dining room.

Dining Room

11' 9" x 11' 11" (3.58m x 3.63m)

The dining room is accessed via the door from the hallway and leads onto the lounge with a continuation of the oak wood flooring, a double glazed window to the rear elevation and a wall-mounted radiator.

Breakfast Room

8' 9" x 6' 11" (2.67m x 2.11m)

Accessed off the hallway the breakfast room was the home of the original kitchen prior to the home being extended but is now a useful daily dining space and is open plan to the newly fitted kitchen. With double glazed window to the side elevation, wall-mounted radiator and tiled floor flowing seamlessly into the kitchen.

Kitchen

10' 2" x 8' 6" (3.10m x 2.59m)

The kitchen has been designed neutral and modern wall and base cabinetry with worksurfaces and tiled splashback as well as a porcelain sink with mixer tap. The Kitchen features integrated fridge/freezer, dishwasher, electric hob with extractor hood over and eye level oven and grill. The room is complete with the tiled flooring following through from the breakfast room and a double glazed window to the rear elevation and double glazed stained glass door leading onto the utility room.

First Floor Landing

The stairs and landing leading up to the first floor have exposed floorboards, an airing cupboard housing the combination boiler, an obscure double glazed window to the side elevation and a hatch to access the loft.

Bedroom One

11' x 11' 11" Including Recess (3.35m x 3.63m Including Recess)

With a double glazed window to the front elevation, wall-mounted radiator below and oak wood flooring.

Bedroom Two

11' 3" x 10' 9" Including Recess (3.43m x 3.28m Including Recess)

The second bedroom benefits from a double glazed window to the rear elevation giving a view over the garden, a wall-mounted radiator, wood effect laminate flooring and fitted cabinets.

Bedroom Three

10' 2" x 8' 9" (3.10m x 2.67m)

The third bedroom again benefits from views across the garden with a double glazed window to the rear elevation, wall-mounted radiator and oak wood floor.

Bedroom Four

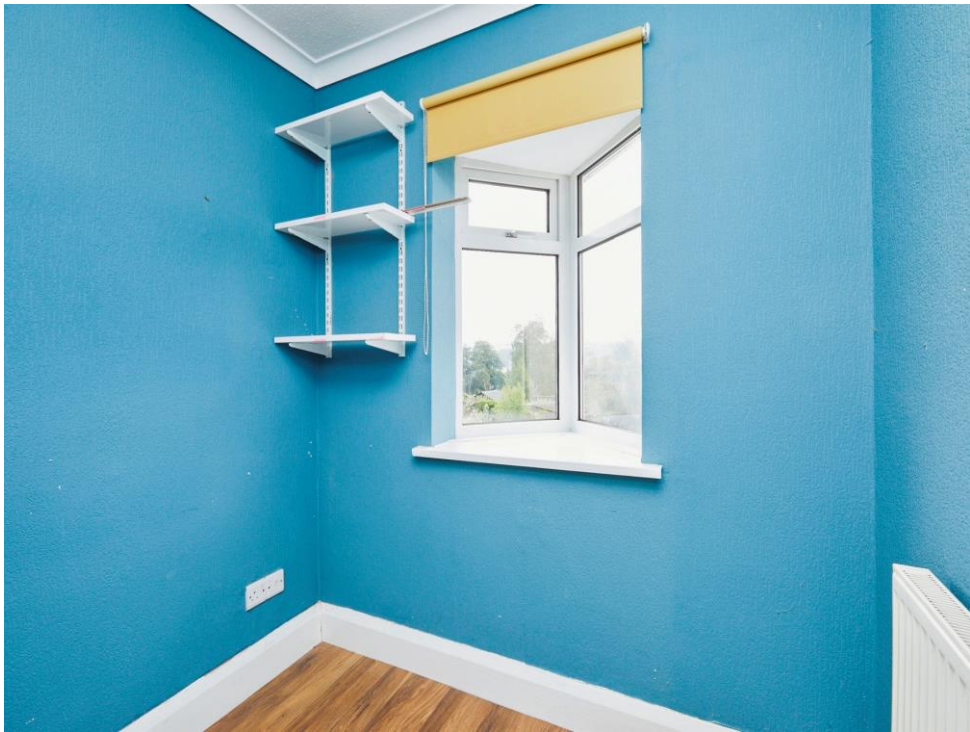
6' 11" x 7' 5" (2.11m x 2.26m)

With a feature double glazed window to the front elevation, wood laminate floor and a convenient storage cupboard above the stairwell.

Bathroom

The modern family bathroom comprises of a bath with shower over, hand-wash basin and W/C; complete with a heated towel rail, obscure double glazed window to the side elevation and a tiled floor and splashback.









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

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