



Hawkins Drive
Ambergate Belper



Property Description

****Charming 3-Bedroom Detached Bungalow with Incredible Potential** No Chain!**

This 3-bedroom detached bungalow offers a fantastic opportunity to create your dream home. Nestled in a peaceful location of Ambergate, this property boasts expansive front and back gardens, perfect for outdoor living and gardening enthusiasts. The spacious driveway provides ample parking and leads to a secure garage with an electric rolling door.

While the bungalow requires some modernisation, it presents endless possibilities for customisation and renovation. The property was re-wired with works completing on 22/03/23 with NICEIC Certificate. A new central heating system was also fitted 29/09/22. The layout includes a generously sized living room, a kitchen, three bedrooms, and a family bathroom.

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.

Entrance Hallway

Lounge

13' 8" x 10' 11" Max (4.17m x 3.33m Max)

Spacious Lounge with Fireplace

This lounge offers a spacious layout with a large front-facing window, a charming feature fireplace, full carpeting, and a radiator.

Kitchen/Diner

11' 3" x 10' 3" (3.43m x 3.12m)

Spacious Kitchen with Great Potential.

This well-laid-out kitchen offers an excellent foundation for those looking to add their personal touch. Featuring a combination of high and low cupboards, ample storage space and window overlooking the rear garden which is perfectly positioned above the sink and drainer. A side door provides convenient access to the outdoors. The kitchen also includes a handy pantry cupboard, offering even more storage for all your essentials. Integrated appliances include a 4 ring electric hob and electric fan oven with plumbing in place for a washing machine and a radiator.

Bathroom

This bathroom includes a main water shower unit, a WC, and a sink with a chrome mixer tap. A privacy window, towel radiator and half-height tiling.

Bedroom One

11' 11" Max x 10' 5" (3.63m Max x 3.17m)

Bedroom includes a rear facing window, carpet and wall mounted radiator

Bedroom Two

11' 11" x 10' 5" (3.63m x 3.17m)

Bedroom includes a side facing window, carpet and wall mounted radiator

Bedroom Three With En-Suite

13' 1" Restricted Head Hight x 12' 11" Restricted Head Hight (3.99m Restricted Head Hight x 3.94m Restricted Head Hight)

Charming bedroom with character exposed ceiling beams, skylight window and ample space and easy access into the eaves with En suite.

Outside

Charming Front and Rear Gardens with Stunning Views

The front garden is accessed through an iron gate leading to a driveway it features well-maintained shrubs and provides direct access to the garage.

The rear garden is a true highlight, offering a grassed area with countryside views. The space is divided into three tiers, perfect for various outdoor activities or gardening projects, and is enclosed by a beautiful stone wall.

Garage

16' 11" x 8' 11" (5.16m x 2.72m)

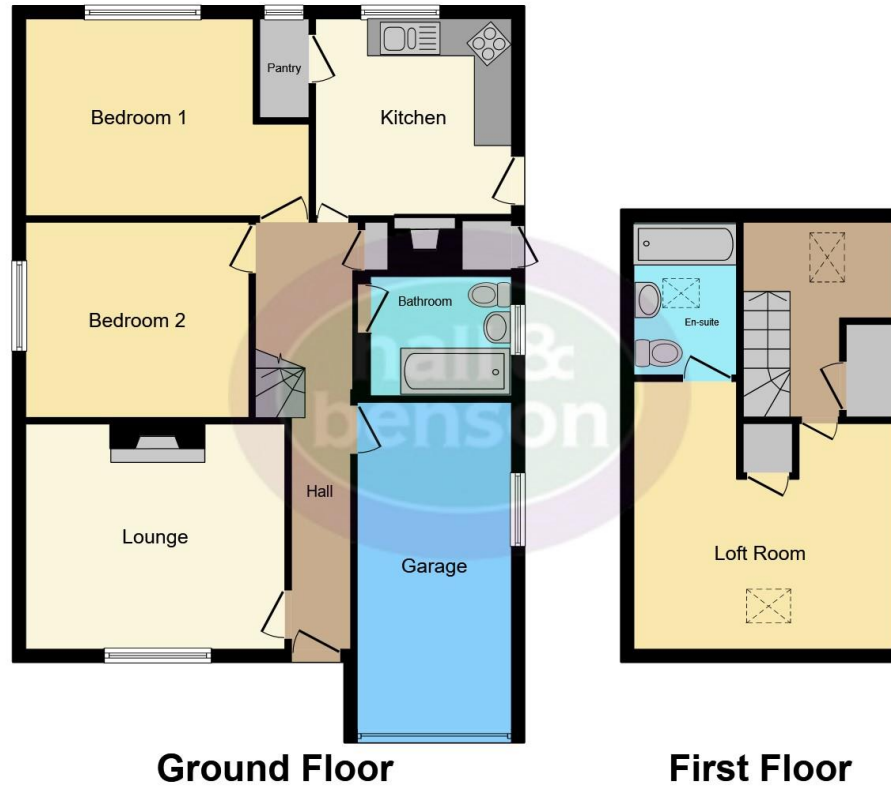
Convenient Garage with Remote Control Access

This garage features remote-controlled electric rolling doors for easy and secure access. Inside, you'll find the location of the boiler, as well as a radiator.









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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