



GRANTS  
OF DERBYSHIRE  
FOR SALE  
01629 823008  
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GRANT'S  
OF DERBYSHIRE

114 Derby Road, Matlock Bath DE4 3PY  
By Auction £139,990

For sale in our National Property Auction on Thursday 30th May 2024. The National Property Auction will be conducted behind closed doors by auctioneers Andrew Parker and Graham Penny. The auction will be live-streamed online with remote bidding only. Registration for bidding will close at 12pm the day before the auction. The auction will commence at 10:00am.

We are delighted to offer this two double bedroom with loft room, character cottage which enjoys an elevated position in this sought after town of Matlock Bath. This home benefits from gas central heating and uPVC double glazing throughout. The accommodation comprises; entrance hall, guest's cloakroom with WC, sitting room and dining kitchen. On the first floor there are two double bedrooms and a three piece family bathroom. On the second floor there is a most useful and spacious loft room which has potential for a number of occasional uses. Outside there is a decked area and small area of garden. There is off street parking available for one car. Ideal First Time Buy or investment! Viewing Highly Recommended. Virtual Tour Available. No Upward Chain.



## The Location

Matlock Bath nestles within a beautiful stretch of the Derwent Valley and it provides easy access to the delights of the Derbyshire Dales and The Peak District National Park. The towns of Wirksworth, Cromford and Ashbourne are all easily accessible for daily commuting. Matlock Bath has its own railway station thus providing easy access to Derby, Nottingham and Sheffield. This home enjoys an elevated position on the hillside overlooking Matlock Bath and the surrounding countryside.

## Ground Floor

The property is accessed via the steps and then pathway which leads up and around to the part glazed composite front door which opens into the entrance hall. The staircase leads up to the first floor and the first door on the right opens into the

## Guest's WC 5'0" x 2'6" (1.54 x 0.78)

With a ceramic tiled floor and a two piece suite comprising of a low flush WC and a wall mounted wash hand basin. There is an obscure glass uPVC double glazed window to the side aspect. From the entrance hall, the door on the left leads into the

## Sitting Room 12'6" x 10'11" (3.83 x 3.33)

Recently refitted with a brand new carpet and having fully glazed uPVC french doors which open out onto the decked area. There is wooden fire surround and fireplace which has potential for the installation of a wood-burning stove or similar (subject to survey). TV, Satellite and BT points.

## Dining Kitchen 14'3" x 11'10" (4.35 x 3.61)

Fitted with a range of matching wall, base and soft-closing drawer units with solid wood block top over and an inset Belfast sink. There is a gas powered "Leisure" cooking range with double oven and extractor hood over, chrome column radiator. There is a uPVC double glazed window to the side aspect with a matching door that leads out to the side pathway. A walk-in cupboard houses the "BAXI" gas combination boiler. There is space and plumbing for a washing machine here also. We have ample space for a dining table and chairs. A walk-in cupboard beneath the stairs offers good household storage having recessed shelving. Obscure glass uPVC double glazed window to the front aspect.

## First Floor

On arrival at the first floor landing we have a uPVC double glazed window to the side aspect. The door on the left leads into

## Bedroom One 12'5" x 12'9" max (3.81 x 3.89 max)

A light and spacious double bedroom with large uPVC double glazed windows to the front and side aspects offering superb views over the hills and surrounding countryside.

## Family Bathroom 6'6" x 4'11" (2 x 1.52)

With a tile-effect vinyl flooring and a modern white suite comprising of a panelled bath with mixer tap shower fitting over, a pedestal sink and a low flush WC. There is a chrome heated towel rail and an obscure glass uPVC double glazed window to the side aspect.

## Bedroom Two 10'11" x 9'6" (3.33 x 2.9)

Another double bedroom with uPVC double glazed window to the side aspect and useful understairs storage area.

## Second Floor

From the first floor landing, the narrow staircase leads up to the

## Loft Room 23'7" x 5'4" (7.19 x 1.63)

Whilst we cannot class this as a bedroom because of the access to it, this is a really good sized space and has potential for a number of occasional uses such as a home office etc. There is a large Velux window providing a good level of natural light.

## Outside

There is a decked seating area to the side of the property. This is a super place for sitting and enjoying those views. There are further areas of garden to the front and side of the property. There is off street parking for one vehicle.

## Directional Notes

The approach from our office in Wirksworth Market Place is to drive in the direction of Cromford and upon reaching the traffic lights at the bottom, turn left onto the A6 towards Matlock. Continue along the A6 for a short period and look out for the slip road on the left hand side, just before the pull-in for the bus stop. Continue up this private road and the property will be found on the left hand side as identified by our For Sale board.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1416 per annum.

## Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

## Online Auction Registration

To register to bid on the property, you must submit your remote bid here: <https://www.sdlauctions.co.uk/remotetelephoneproxybidding/>. There is also a link to register on the property details page, where you will also be able to find the lot number for the property. Prospective buyers must register no later than 12pm the day before the auction date. If you register after the cut off, it cannot be guaranteed that your registration will be processed.

## Special Conditions of Sale

The property is sold subject to any Special Conditions of Sale. These are contractual conditions that are included by the seller of the property - they are not part of SDL Property Auctions' terms and conditions. The Special Conditions of Sale are legally binding. You are taken to have read and accepted these at the point of bidding, even if you have not done so. The Special Conditions of Sale are available to read in the legal pack.

## Auction Type - Unconditional with Variable Fee

For sale by online auction on Thursday 30th May 2024.

If you are the highest bidder, you must exchange legally binding contracts for the sale when the auction for the property comes to an end. You must then pay the applicable fees and deposit. You must complete the sale within 40 days unless the Special Conditions of Sale contained within the Legal Pack state otherwise.

## Deposit Payable

On exchange of contracts, you must pay a non-refundable deposit equal to 5% of the actual purchase price of the property, subject to a minimum of £5,000. The deposit contributes towards the purchase price.

## Payment Method

Applicable fees/deposit must be paid immediately after a winning bid has

been placed. We do not accept payment by cash or cheque. Prior to the auction, we will email you to register your card details with our third-party provider, Stripe. Your card details will be stored on their secure online payment platform. Payment will only be taken from you in the event of a winning bid. In this case, you will be contacted by one of our representatives to make payment. If we cannot make contact with you within 24 hours after the auction ends, we reserve the right to charge your card if you do not respond to this email.

## Auction Fees

The following non-refundable fees apply:

Buyer's Fee- payable on exchange of contracts. This is calculated as a percentage of the actual purchase price of the property. Either:  
(a) 4.8% (including VAT) of the purchase price, for properties up to and including £250,000

(b) 3.6% (including VAT) of the purchase price for properties sold for over £250,000

The Buyer's Fee is subject always to a minimum of £6,000 (including VAT). The Buyer's Fee does not contribute to the purchase price.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the legal pack. You must read the Special Conditions carefully before bidding. Any additional fees are included at the seller's discretion, not on the instruction of SDL Property Auctions, and will be in addition to any fees payable to us. SDL Property Auctions has limited control over the content of the Special Conditions of Sale.

## Auction Event

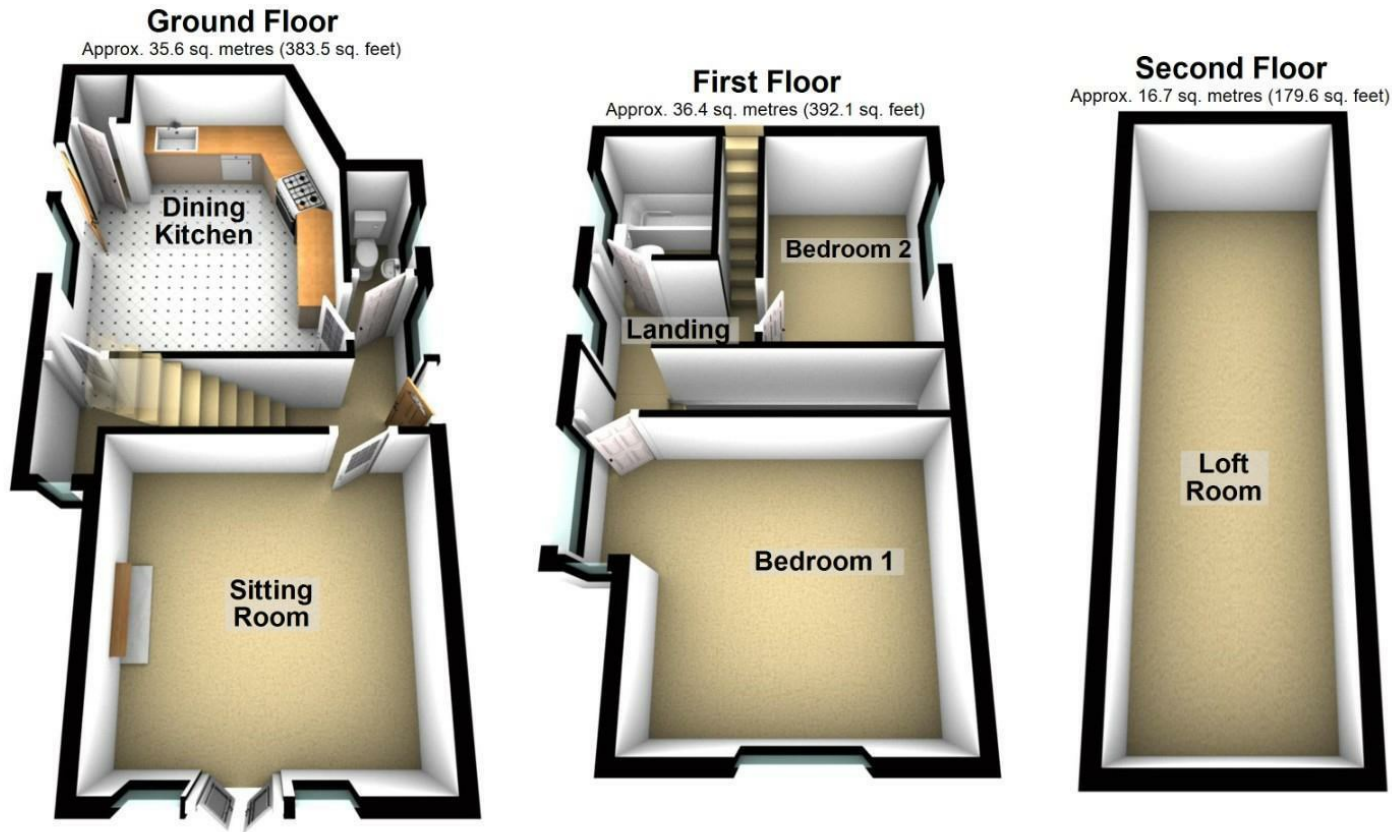
The auction for this property will take place as an "Auction Event" behind closed doors with a live auctioneer and will be streamed online in real-time. The property will be sold alongside several other lots. Bids must be placed remotely- please see the below section on "Registration Process". The auction can be watched in real-time on the auction date on our home page: <https://www.sdlauctions.co.uk/>

The auction date applicable for the property is displayed on this page. It is not possible to provide a precise timeslot when this property will be auctioned on the day, because there are other lots being sold.

You are required to undertake identity checks before you can be authorised to bid. You must also provide your payment details. If you do not provide this information, your registration will not be processed.







Total area: approx. 88.7 sq. metres (955.2 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

