



Windmill Lane
Belper





Property Description

A fantastic opportunity to acquire this well-proportioned three double bedroom terrace property which is in need of modernisation and is situated in a highly desirable location of Belper. The accommodation benefits from having off street parking and in brief comprises; entrance hallway, lounge, dining room, kitchen, three double bedrooms, bathroom and a separate W.C. Outside there is a frontage with a driveway and shared side access leading to an enclosed rear garden. Viewings are strongly recommended to truly appreciate the size of this accommodation.

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 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 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

The property is entered via door to the front elevation into a hallway where there is a feature arch, stairs off leading to the first floor, a radiator and doors off to:-

Lounge

13' 10" Max x 11' 10" Plus bay window (4.22m Max x 3.61m Plus bay window)

Having a bay window to the front elevation and coving to the ceiling.

Dining Room

14' 9" Max x 13' 1" (4.50m Max x 3.99m)

Having storage cupboards, window to the rear elevation, coving to the ceiling.

Kitchen

12' x 9' 11" (3.66m x 3.02m)

Having a window to the side elevation, door to the side elevation, generous sized pantry, gas cooker point, plumbing for washing machine, space for fridge freezer, stainless steel sink and drainer unit, space for tumble dryer, wall and base units and understairs storage.

First Floor Landing

Having loft access, a radiator and doors off.

Bedroom One

18' 2" Into recess x 11' 10" to wardrobe (5.54m Into recess x 3.61m to wardrobe)

Having two windows to the front elevation, fitted wardrobes and a radiator.

Bedroom Two

12' 4" into bay window x 9' 11" (3.76m into bay window x 3.02m)

Having bay window to the front elevation, a radiator and fitted wardrobes.

Bedroom Three

Irregular Shaped Room 13' 8" Max x 13' 2" (4.17m Max x 4.01m)

Having a cast iron fireplace, fitted wardrobes, a radiator and window to the rear elevation.

Bathroom

Having an obscured window to the side elevation, vanity wash hand basin, a bath with electric shower over and a radiator.

Separate W.C

Having a high level W.C and window to the side elevation.

Outside

To the front of the property there is a garden with a driveway providing off road parking and shared side access gate leading to the rear.

To the rear the garden has fenced boundaries and being a generous size with two sheds one of which is an outside W.C, a paved seating area and outside tap.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

T 01773 822622
E belper@burchelledwards.co.uk

1-3 Bridge Street
BELPER DE56 1AY

EPC Rating: Awaited

Tenure: Freehold

check out more properties at burchelledwards.co.uk



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.

Burchell Edwards 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.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BEL205439 - 0004