



Bentfield Road
Nether Heage Belper



Bentfield Road Nether Heage Belper DE56 2AX

for sale guide price
£200,000



Property Description

Offered for sale with NO UPWARD chain is this well-proportioned three bedroom semi-detached property situated in the highly sought after village of Nether Heage. The accommodation is in need of modernisation, perfect for putting your own stamp on it and benefits from countryside views to the rear. Internally the property comprises; entrance hall, a spacious kitchen/diner, rear porch with storage and W.C off. To the first floor there are three bedrooms, a shower room and externally there is a driveway providing off road parking with side access leading to a private rear garden. Viewings are strongly recommended.

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

The property is entered via UPVC double glazed door to the front elevation into a spacious hallway with a UPVC double glazed window to the front elevation, tiled flooring, stairs off to the first floor, door off to the lounge and kitchen and a radiator.

Lounge

14' 6" x 10' 9" (4.42m x 3.28m)

Having UPVC double glazed bow window to the front elevation, a radiator, gas fire and coving to the ceiling.

Kitchen/ Diner

17' 9" x 9' 8" Max (5.41m x 2.95m Max)

Having understairs storage cupboard and understairs walk-in pantry, two UPVC double glazed windows to the rear elevation, plumbing for washing machine, base units, inset stainless steel sink and drainer unit, gas cooker point, open fireplace, wall mounted

boiler, tiled splashback, tiled flooring, space for a fridge freezer.

Rear Porch

Having door to the W.C, storage cupboard and door to the side elevation leading to the rear garden.

Cloakroom

Having a low level W.C, tiled splashbacks and window to the side elevation.

First Floor Landing

Having UPVC double glazed window to the rear elevation, airing cupboard, loft access and doors off leading to the bedrooms and shower room.

Bedroom One

11' 9" x 11' 2" (3.58m x 3.40m)

Having UPVC double glazed window to the front elevation, a radiator and storage cupboard.

Bedroom Two

11' Plus recess x 9' 6" (3.35m Plus recess x 2.90m)

Having UPVC double glazed window to the front elevation and a radiator.

Bedroom Three

8' 10" x 8' 6" (2.69m x 2.59m)

Having UPVC double glazed window to the rear elevation and a radiator.

Shower Room

Having a mains fed shower cubicle, heated towel rail, tiled splashbacks, low level W.C, pedestal wash hand basin and obscured UPVC double glazed window to the rear elevation.

Outside

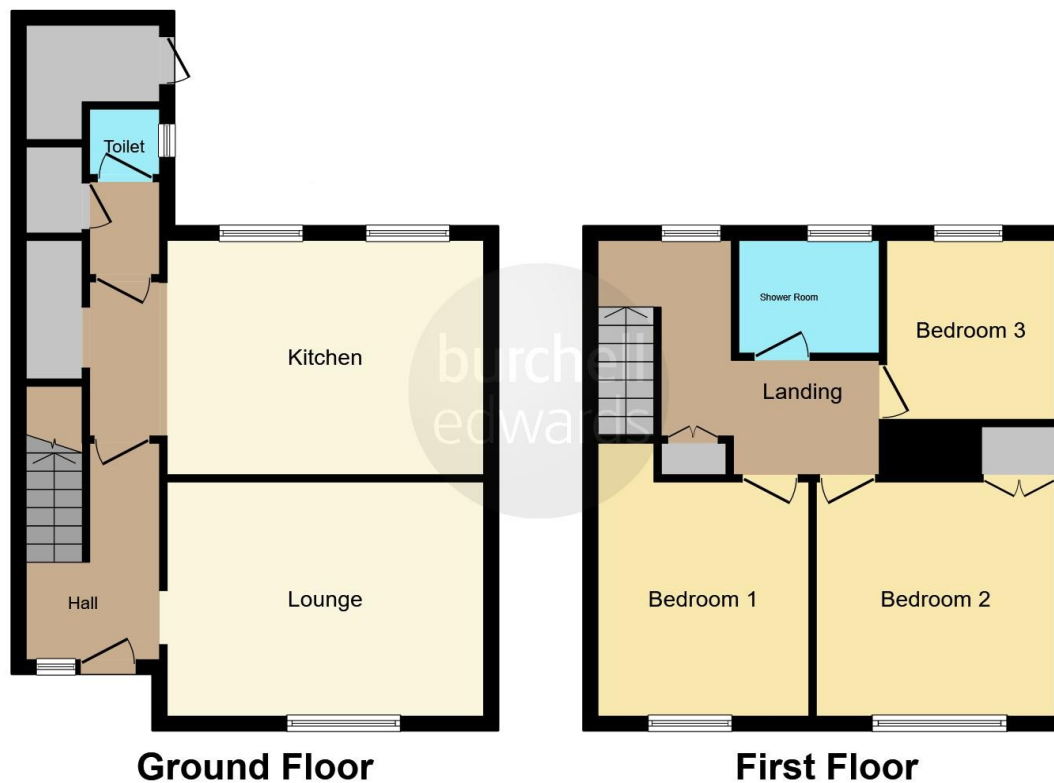
To the front of the property is a gravelled driveway providing off road parking with gated side access leading to the rear.

To the rear the garden has a paved seating area, steps up to a lawned area, fence and stone wall boundaries, open countryside views and a brick outbuilding.









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

To view this property please contact Burchell Edwards on

T 01773 822622
E belper@burchelledwards.co.uk

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EPC Rating: D

Tenure: Freehold

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