



Crown Terrace
Belper





Property Description

In need of renovation is this two bedroom end terraced cottage situated in Belper town centre offered for sale with NO UPWARD CHAIN and benefiting from an additional room accessed via bedroom two. The accommodation is set over three floors and in brief comprises; lounge, kitchen, bathroom to the ground floor. To the first floor there is a bedroom with access to another bedroom/dressing area and a further bedroom to the top floor. Externally there is a low maintenance frontage with a small courtyard to the rear. Call Burchell Edwards today to arrange your viewing.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Lounge

11' 11" x 11' 5" (3.63m x 3.48m)

Having door to the front elevation into the lounge with a window to the front elevation, a radiator, understairs storage cupboard, access to the kitchen and opens to the stairwell.

Kitchen

10' 11" x 7' 4" (3.33m x 2.24m)

Having a boiler, space for a fridge freezer, plumbing for a washing machine, gas cooker point, stainless steel sink and drainer with mixer tap over, window to the side elevation, wall and base units with work surfaces over and door to the side elevation.

Rear Lobby

Having a storage cupboard and door opening to the bathroom.

Bathroom

Fitted with a bath, pedestal wash hand basin, electric shower over, low level W.C, window to the side elevation, tiled splashbacks and a radiator.

First Floor Landing

Having window to the front elevation, stairs off to the second floor and door off to:-

Bedroom Two

11' 6" Max x 12' 3" (3.51m Max x 3.73m)

Having window to the front elevation, gas fire, a radiator and door opening to bedroom three.

Bedroom Three

10' 11" x 7' 6" (3.33m x 2.29m)

Having window to the rear elevation, gas fire, a radiator and loft access.

Second Floor

Having door to the bedroom and window to the front elevation.

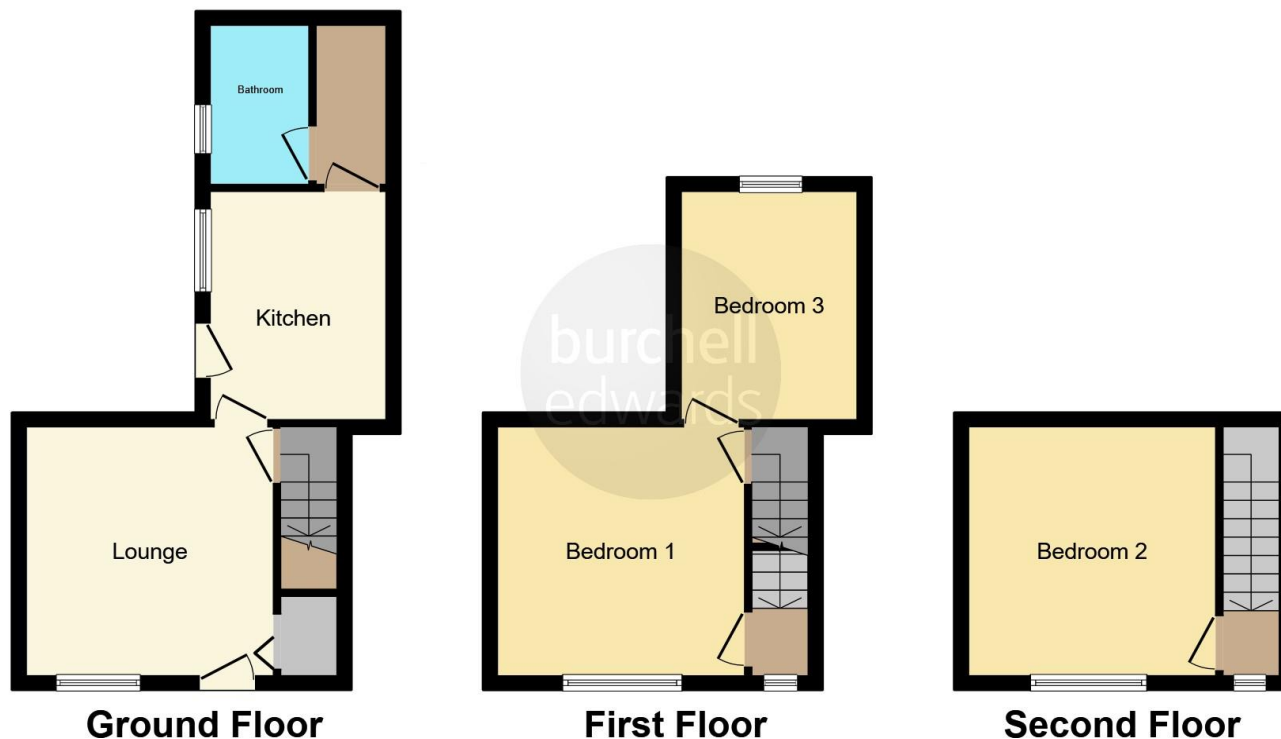
Bedroom One

Having a window to the front elevation and 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

To view this property please contact Burchell Edwards on

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EPC Rating: E

Tenure: Freehold

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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.

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Property Ref: BEL206166 - 0001