



Marlum Market Place
Crich MATLOCK





Property Description

Burchell Edwards are pleased to bring to the market this traditional two bedroom semi-detached cottage in the heart of Crich village. An ideal project for a homeowner or investor, the property benefits from the remainder of a damp proof course and gas fired central heating system. In brief, the accommodation comprises; Lounge, kitchen, steps down to a utility with access to the rear courtyard. Upstairs are two well-proportioned bedrooms and bathroom. Outside, the property has a low-maintenance paved yard. Viewing 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 changeable 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

13' 9" Max x 11' 1" (4.19m Max x 3.38m)

Accessed via timber door to the front elevation, window to the front, central heating radiator, exposed beams to the ceiling, feature fireplace, stairs rising to the first floor and door leading to:-

Kitchen

11' 7" x 10' 7" (3.53m x 3.23m)

Having window to the rear elevation, range of matching wall and base units with laminate work surfaces over, sink and drainer with chrome tap over, door to storage cupboard and door to step leading to utility room.

Utility

10' 5" x 10' 4" (3.17m x 3.15m)

Having a range of matching base units with work surface over, stainless steel sink and drainer with chrome tap over, space for washing machine, central heating radiator, window and door to the rear elevation.

First Floor Landing

Having loft access, door to airing cupboard and central heating radiator.

Bedroom One

.11' 8" x 10' 5" Max (3.56m x 3.17m Max)

Having window to the front elevation, central heating radiator and door to storage cupboard.

Bedroom Two

8' 1" Max x 12' 2" (2.46m Max x 3.71m)

Having central heating radiator and window to the rear elevation.

Family Bathroom

Comprising of panelled bath with mains fed shower head over, low level W.C, pedestal wash hand basin and central heating radiator.

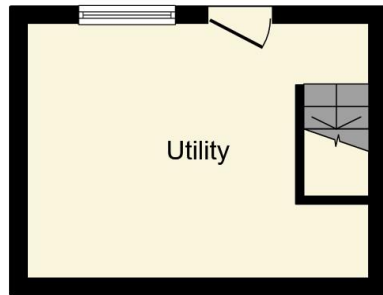
Outside

To the rear of the property is a low maintenance paved courtyard area.

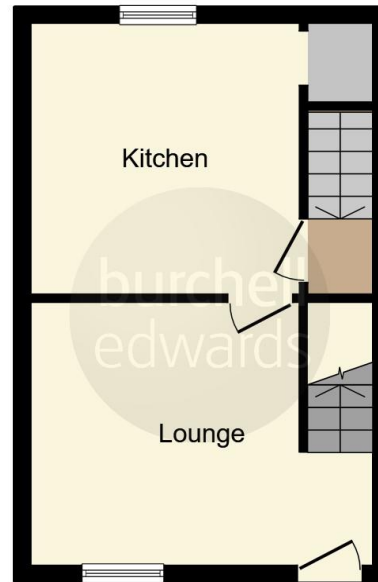




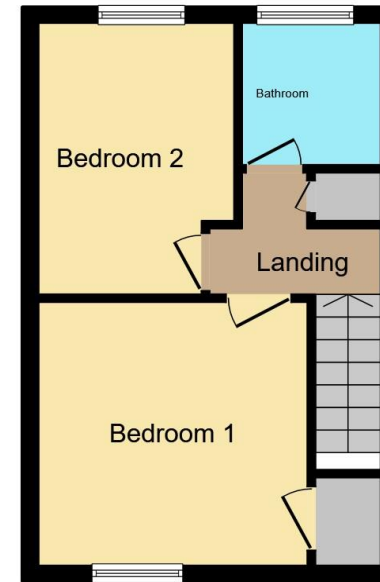




Basement



Ground Floor



First Floor

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

1-3 Bridge Street
BELPER DE56 1AY

EPC Rating: D

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: BEL206157 - 0001