



Station Approach,
Duffield,





Property Description

Offered for sale for NO UPWARD CHAIN is this conveniently located 2 bedroom end terrace property benefiting from off road parking. The accommodation is in need of modernisation and in brief comprises a small entrance hall, lounge, open plan living/dining room, kitchen, two bedrooms to the first floor and a bathroom. Outside there is low maintenance garden to the front and rear with a driveway providing off parking.

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.

Entrance Hallway

The property is entered via wooden door to the side elevation into a small hallway where there is a storage cupboard and door opening to the lounge.

Lounge/ Diner

15' 6" Max x 19' 5" max (4.72m Max x 5.92m max)
Having UPVC double glazed window to the front, window to the side, stairs off leading to the first floor, two radiators and UPVC double glazed door to the rear.

Kitchen

9' 2" x 6' 8" (2.79m x 2.03m)
Having a matching range of wall and base units with work surfaces over and incorporating a stainless steel sink and drainer unit, tiled splashbacks, gas cooker point, space for washing machine, wall mounted boiler, space for under unit fridge and freezer and UPVC double glazed window to the rear elevation.

First Floor Landing

Having window to the side elevation, doors off leading to the bedrooms and bathroom, loft access and airing cupboard.

Bedroom One

12' 4" x 10' (3.76m x 3.05m)
Having UPVC double glazed window to the front elevation, a radiator, built-in wardrobes and a pleasant outlook.

Bedroom Two

9' 2" x 6' 1" (2.79m x 1.85m)

Having UPVC double glazed window to the rear, a radiator and built-in wardrobe.

Bathroom

Having a bath with mixer tap and electric shower over, vanity wash hand basin with mixer tap over, low level W.C, obscured UPVC double glazed window to the rear, tiled splashbacks and a radiator.

Outside

To the front of the property is a low maintenance garden with a driveway providing off road parking.

To the rear the garden has gated side access with a low maintenance garden which is pebbled, fenced boundaries and timber shed.

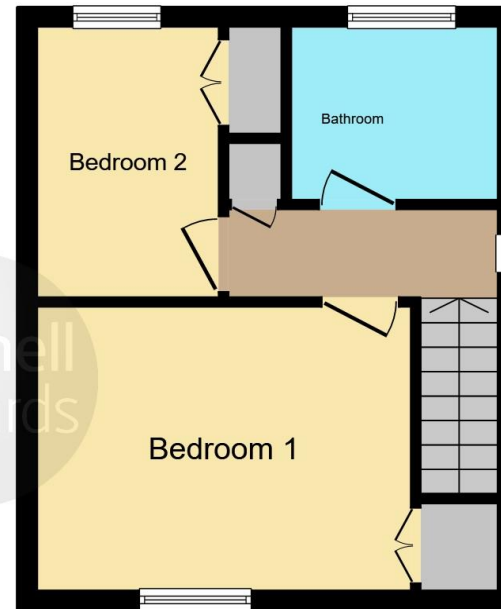








Ground Floor



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

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EPC Rating: C

Tenure: Freehold

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