



Cheapside
Belper





Property Description

Offered for sale with NO UPWARD CHAIN is this deceptively spacious four bedroom Grade II listed property situated in the heart of Belper town centre. The accommodation requires modernisation and in brief comprises; entrance hall, lounge, dining room, kitchen and a cellar while to the first floor there are four double bedrooms and a bathroom. Outside there is a small frontage with a low maintenance garden to the rear. A viewing is strongly recommended to appreciate the size of the accommodation on offer.

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

Accessed via a timber door to the front elevation and having Minton tiled flooring, central heating radiator and stairs rising to the first floor landing.



Lounge/ Diner

25' 10" x 9' 8" Max (7.87m x 2.95m Max)

Having sash window to the front elevation, window to the rear, feature fireplace housing an electric fire, two central heating radiators, coving to the ceiling.

Sitting Room

13' 8" x 10' 6" Max (4.17m x 3.20m Max)

Having sash window to the front elevation, feature fireplace, central heating radiator and coving to the ceiling.

Kitchen

12' 4" x 11' 7" (3.76m x 3.53m)

Fitted with a range of matching wall and base units with work surfaces over, quarry tiled flooring, window and door to the rear elevation.

Cellar

Staircase leads down to two vaulted cellars.

First Floor Landing

Having loft access.

Bedroom One

10' Max x 8' 5" (3.05m Max x 2.57m)

Having sash window to the front elevation and central heating radiator.

Bedroom Two

9' 8" Max x 8' 5" (2.95m Max x 2.57m)

Having sash window to the front elevation and central heating radiator.

Bedroom Three

8' 4" x 11' 9" (2.54m x 3.58m)

Having window to the rear elevation, central heating radiator and cupboard housing the Baxi combination boiler providing the property with domestic central heating and hot water.

Bedroom Four

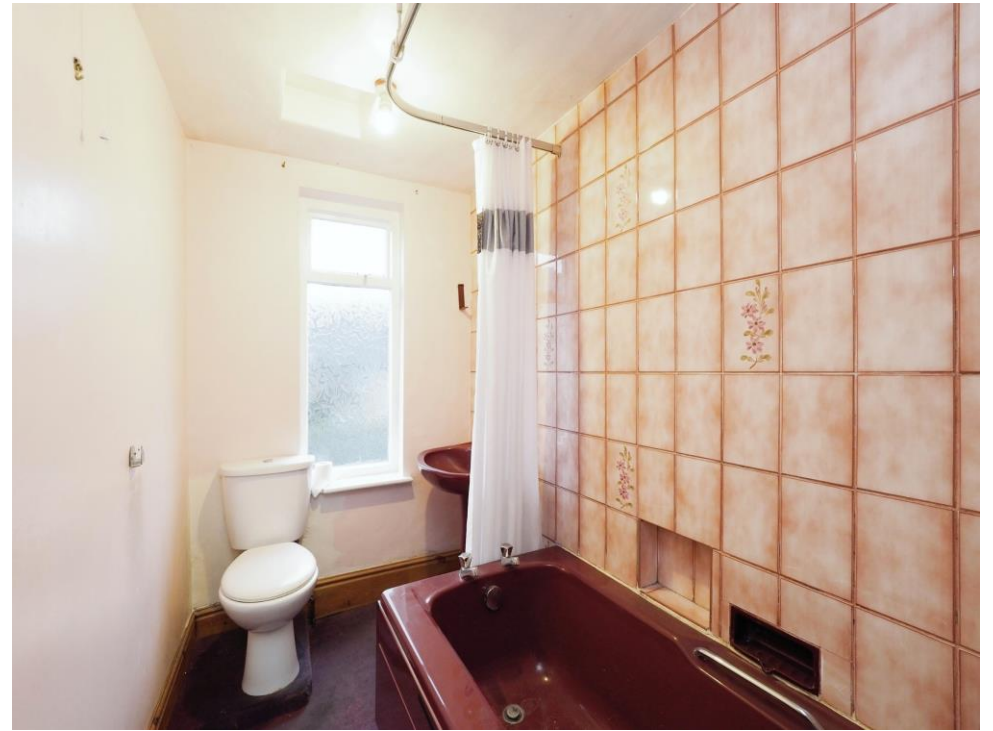
11' 8" x 7' 4" (3.56m x 2.24m)

Having window to the rear elevation and central heating radiator.

Outside

Both the front and rear garden are low maintenance and paved.









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: Exempt

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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