

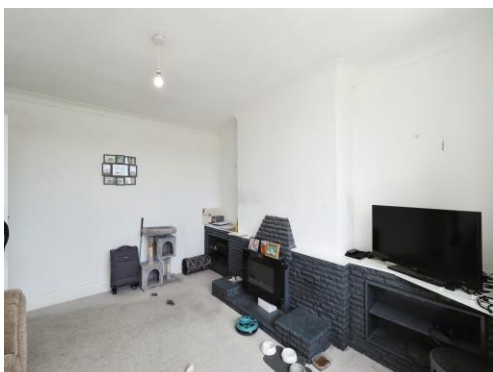


Field Lane
BELPER



Field Lane BELPER DE56 1DD

for sale guide price
£200,000



Property Description

Burchell Edwards are delighted to bring to the market this fantastic opportunity to acquire a three bedroom semi-detached property in need of modernisation and is situated within close proximity of Belper town centre. The property sits on a corner plot and benefits from having NO UPWARD CHAIN, off street parking and in brief comprises; entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom. Outside there is ample off street parking, a garage and a generous garden to the side and rear. 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 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 UPVC double glazed door to the side elevation into a hallway where there is stairs off leading to the first floor, doors off leading to the lounge, kitchen and dining room, understairs storage, a radiator and UPVC double glazed door to the rear elevation.

Lounge

12' 4" x 11' 5" (3.76m x 3.48m)
Having UPVC double glazed window to the rear elevation, a radiator, feature fireplace and coving to the ceiling.

Dining Room

15' 3" Max x 12' 3" (4.65m Max x 3.73m)
Having gas fire, coving to the ceiling, a radiator and UPVC double glazed window to the front.

Kitchen

9' 4" x 7' 2" (2.84m x 2.18m)
Having wall mounted boiler, stainless steel sink and drainer units with mixer tap over, plumbing for washing machine, gas cooker point, UPVC double glazed window to the front and side for under counter fridge.

First Floor Landing

Having obscured UPVC double glazed window to the side elevation, coving to the ceiling and doors off leading to the bedrooms and bathroom.

Bedroom One

12' 7" x 11' 5" Max (3.84m x 3.48m Max)
Having UPVC double glazed window to the front elevation and a radiator.

Bedroom Two

12' 7" x 12' Max (3.84m x 3.66m Max)

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

Bedroom Three

7' 6" x 6' 6" (2.29m x 1.98m)

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

Bathroom

Having mains fed shower cubicle, low level W.C, bath, vanity wash hand basin, obscure UPVC double glazed window to the front, heated towel rail, tiled splashbacks and loft access.

Outside

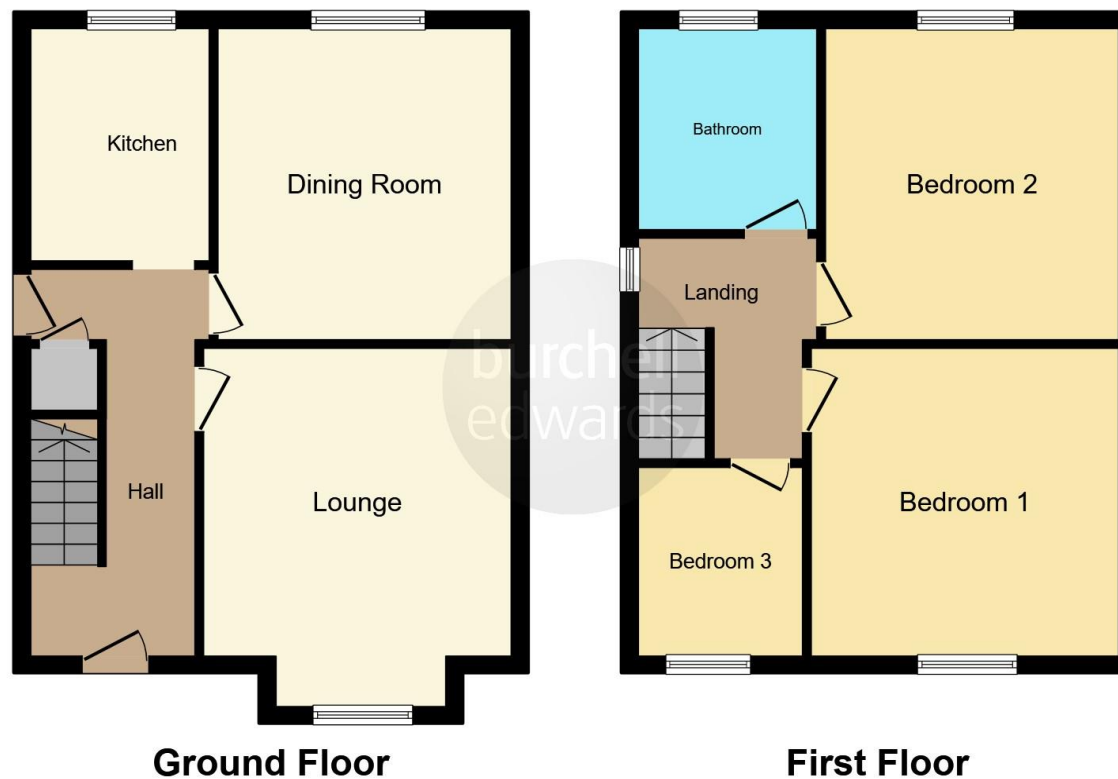
To the front of the property is a low maintenance frontage with a driveway to the side and open access to the side and rear of the property. There is a lawned side garden.

To the rear the garden has two paved seating areas, laid to lawn, stone and fenced boundary walls and a garage.









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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1-3 Bridge Street
 BELPER DE56 1AY

EPC Rating: D Council Tax
 Band: C

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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