

for sale

guide price **£180,000** Freehold



Ingledene Derby Road Melbourne Derby DE73 8DE

A traditional three bedroom semi detached home offering a superb opportunity with potential for extension subject to planning permission and far reaching views over open fields to the rear and across the road to the front



Property Details

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 £300 inc VAT towards the preparation cost of the pack.

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.

Description

A traditional three bedroom semi-detached home offering a superb opportunity with potential for extension subject to planning permission and far-reaching views over open fields to the rear and across the road to the front. The property is in a highly desirable location and briefly comprises: - Entrance Porch, Lounge to front with stairs to first floor, rear dining room, kitchen, w.c and lean to. To the first floor are three well-proportioned bedrooms and bathroom. Outside the property is set well back from the road with off road parking to the front leading to a dilapidated garage to the side which offers great potential for extension subject to planning. To the rear is an enclosed garden with a variety of mature tree and shrubs which backs directly onto open fields.

Entrance Porch

Accessed via double glazed entrance door with ceramic tiled flooring and door into lounge..

Lounge 20' 2" x 11' 3" max plus bay window (6.15m x 3.43m max plus bay window)

Has double glazed bay window to the front, slate effect fireplace incorporating electric fire, stairs to first floor, opaque glazed panel to side and door to inner lobby.

Inner Lobby

With door to pantry which has shelves, light and houses the electric meter, glazed window to side and access into kitchen.

Kitchen 9' 8" x 8' 3" (2.95m x 2.51m)

Having a range of oak front wall and base units with laminated work surfaces over, four burner gas hob, inset twin bowl sink with double drainer, ceramic tiling to walls, UPVC double glazed window to side, further single glazed panel to side and access into dining room.



Dining Room 13' x 11' 4" (3.96m x 3.45m)

Accessed from both the inner lobby and kitchen. Having vinyl floor covering, cast iron range cooker (included in the sale) and double glazed sliding patio doors to rear giving access to lean-to and rear garden.

First Floor Landing

Having double glazed window to side, storage cupboards and doors off to all first floor rooms.

Bedroom One 13' x 11' 5" (3.96m x 3.48m)

Having double glazed patio door to rear with views over the garden and ceramic tile period fireplace.

Bedroom Two 13' 4" max into bay x 11' 6" into chimney recess (4.06m max into bay x 3.51m into chimney recess)

Having double glazed bay window to front with views over open fields.

Bedroom Three 8' 5" x 8' (2.57m x 2.44m)

Having double glazed window to front with the same views over open fields.

Bathroom

Has three piece suite comprising of bath, wash hand basin, low level wc, double glazed window to side and built in airing cupboard.



Outside

To the front of the property is a paved driveway for two cars with well stocked shrub borders. To the side is a garage (in need of demolition), To the rear of the property is a garden with mature trees and shrubs and backs directly onto open fields.

To view this property please contact Ashley Adams on

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39 Market Place Melbourne
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Tenure: Freehold

EPC Rating: G

Property Ref: MEL205029 - 0002

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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