



North Street
Melbourne Derby



Property Description

A traditional two bedroom semi-detached home with off road parking to side and substantial two storey barn to the rear, both offering potential for extension/development subject to planning permission. The property is offered with vacant possession/no chain, has a gas fired central heating system, double glazing where specified, and briefly comprises, to the ground floor:- Entrance hall, lounge, inner lobby, dining room, kitchen. To the first floor:- two bedrooms and bathroom. Outside, a particular feature of the property is a large (32.5 feet x 14.2 feet) two storey barn, which is suitable for a variety of purposes, was used for market gardening, but could also be converted into further living accommodation subject to planning. The property also has a side driveway providing off road parking for several vehicles and a low maintenance garden area.

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

Accessed via front UPVC double glazed entrance door with opaque double glazed fan light over leading to lounge.

Lounge

11' 1" x 12' Max into chimney breast recess (3.38m x 3.66m Max into chimney breast recess)

Having UPVC double glazed window to the front elevation with fitted blind, feature fireplace incorporating electric coal effect fire with timber effect surround, central heating radiator with cover over, half glazed door giving access to inner lobby.

Inner Lobby

With door giving access to useful understairs store.

Dining Room

12' x 11' 11" (3.66m x 3.63m)
Having UPVC double glazed window to the rear and side elevations with fitted window blinds, ornamental opening to the chimney breast with quarry tiled flooring and power socket, central heating radiator and half glazed door giving access to:-

Kitchen

9' 3" x 6' 1" (2.82m x 1.85m)
Having a range of matching wall and base units with laminate work surfaces over, wall mounted boiler providing the property with domestic hot water and central heating, plumbing and space for automatic washing machine, free-standing gas cooker with hob and fitted extractor hood, ceramic tiled splashbacks, UPVC double glazed window and door to the side, ceramic tiled flooring and central heating radiator.

First Floor Landing

Having loft access, central heating radiator with radiator cover and pine panelled doors off to:-

Bedroom One

12' 1" x 11' 6" (3.68m x 3.51m)
Having UPVC double glazed window to the front elevation with fitted window blind, corner fitted wardrobe, central heating radiator and understairs walk-in closet with ladder storage.

Bedroom Two

11' 11" x 8' 8" (3.63m x 2.64m)
Having UPVC double glazed window to the rear with fitted blind, wardrobe with under drawer storage and central heating radiator.

Bathroom

Having a three piece white suite comprising of panelled bath with electric shower over and shower screen, pedestal wash hand basin with ceramic tiled splashback, low level W.C, central heating radiator, fitted open shelving, vinyl flooring and UPVC double glazed opaque window to the side with fitted blind.

Outside

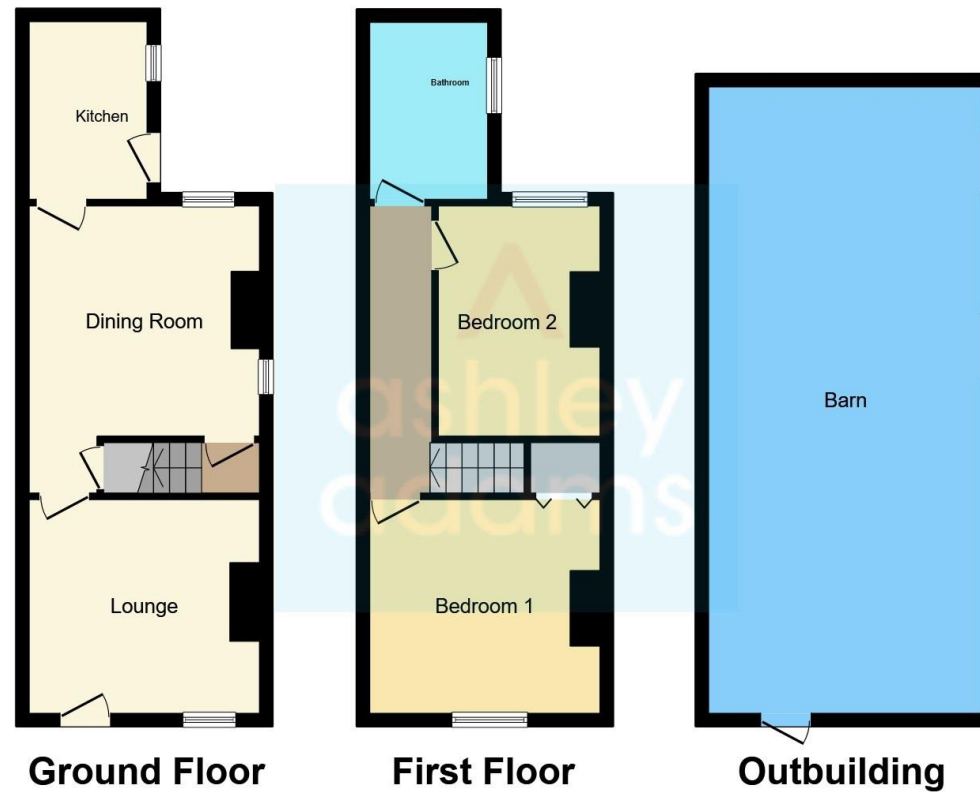
The side of the property is a large, tarmacked driveway providing off road parking and potential for extension subject to planning permission. To the end of the drive is a fenced boundary giving privacy and access via a timber gate to the rear section of the property.

To the rear is a range of useful outbuildings comprising of a timber shed, two storey brick built barn and a further shed. The rear is fully tarmacked for ease of maintenance.









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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Tenure:Freehold

EPC Rating: Awaited

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