



St. Marys Avenue
Draycott Derby



Property Description

A well-presented three bedroom, semi-detached family home in a desirable location having a gas fired central heating system and UPVC double glazing with accommodation briefly comprising; entrance hall, spacious lounge, separate dining room, fitted kitchen. To the first floor are three well-proportioned bedrooms and a bathroom. Outside the property has gardens to the front and rear, has potential for extension subject to planning permission. The property is offered with vacant possession/no chain, viewing highly 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

Side UPVC double glazed entrance door leading to:-

Entrance Hall

Having laminate flooring, stairs off to the first floor, useful understairs store.

Lounge

18' 10" x 11' 2" max (5.74m x 3.40m max)

Having a UPVC double glazed window to the front elevation, further UPVC double glazed window to the side elevation, central heating radiator, laminate flooring. The walls are finished with dado and coving to the ceiling.

Dining Room

12' 2" x 9' 6" (3.71m x 2.90m)

Having laminate flooring, central heating radiator, coving to the ceiling, UPVC double glazed patio door to the rear giving access to the garden.

Kitchen

14' 8" x 9' 6" (4.47m x 2.82m)

Having a range of matching base and wall units with laminated work surfaces over, plumbing for automatic washing machine and space for tumble dryer, single drainer one and a quarter enamel sink unit, central heating radiator, ceramic tiled walls and flooring, stable door to the side giving access to the rear garden, Baxi boiler providing domestic

hot water and central heating, loft access and space for fridge freezer, UPVC double glazed window to the side elevation.

Landing

Having UPVC double glazed window to the side elevation, open spindle balustrade, built in linen cupboard.

Bedroom One

12' 3" x 11' 2" (3.73m x 3.40m)

Having UPVC double glazed window to the front elevation, central heating radiator, laminate flooring, built in wardrobe.

Bedroom Two

12' 3" x 9' 5" (3.73m x 2.87m)

Having UPVC double glazed window to the rear elevation, central heating radiator.

Bedroom Three

11' 2" x 6' 5" (3.40m x 1.96m)

Having UPVC double glazed window to the side elevation, central heating radiator.

Bathroom

Having a four piece white suite comprising panelled bath, pedestal wash hand basin, low level WC, corner glazed shower cubicle with mains chrome shower over, ceramic tiled walls and flooring, two UPVC double glazed windows to the rear elevation, loft access, central heating radiator.

Outside

The property is set well back from the road having shaped lawns and borders, double width paved path, side gate and wide side paved area.

The rear comprises of a shaped lawn, paved paths and patio, metal shed, pergola over the rear patio from the patio doors out of the dining room, outside tap.







To view this property please contact Ashley Adams on

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Property Ref: MEL205465 - 0004

Tenure:Freehold EPC Rating: D Council Tax Band: B

view this property online ashleyadams.co.uk/Property/MEL205465



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