



Old Gate Avenue
Weston-On-Trent Derby

Old Gate Avenue Weston-On-Trent Derby DE72 2BZ

for sale guide price
£250,000



Property Description

A beautifully presented two bedroom bungalow having spacious living accommodation and benefits from UPVC double glazing, gas central heating, ample off road parking with a detached garage, and a delightful garden. The plot size may lend itself to further development (subject to the relevant planning permissions being sought). Having no upward chain, the accommodation briefly comprises: Entrance hall with large storage/airing cupboard; spacious, light and airy lounge having dual-aspect windows; fitted kitchen; dining room, which could be used as an additional bedroom; two double bedrooms; fitted shower room having a three-piece suite.

To the outside is a stunning garden surrounding the property, which is mainly laid to lawn, together with two patio areas, a driveway providing ample off road parking for several vehicles together with a detached brick-built garage.

The highly desirable village of Weston-on-Trent is situated to the south-west of Derby and offers beautiful walks, a bus service, village school, a well renowned pub/restaurant and village hall.

The neighbouring village of Aston-on-Trent has further amenities to include two public houses, a bistro, post office, village shop, primary school and village hall. The village has easy links and access to A38, A6, A50 link road to the M1 Motorway, M42 and M6. East Midlands airport is 7.5 miles from the property and East Midlands Parkway train station is located 8 miles away.

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 Hall

12' x 3' 5" (3.66m x 1.04m)

Front UPVC double glazed entrance door leading to entrance hall, having ceramic tiled flooring, central heating radiator, loft access, cupboard housing the fuse box with power socket in the cupboard, Storage cupboard with power points and slatted shelving for storage, Pine door off to:-

Lounge

17' 4" x 10' 4" (5.28m x 3.15m)

Having UPVC double glazed bow window to the front elevation, further UPVC double glazed window to the side elevation, central heating radiator, coving to the ceiling.

Kitchen

8' 1" x 7' 4" (2.46m x 2.24m)

Having a range of matching base and wall units with roll edged laminate work surfaces over, single drainer stainless steel sink unit with chrome mixer tap over, ceramic tiled splashbacks, integrated BEKO fam assisted oven, four burner gas hob, extractor hood, under unit space for fridge, plumbing and space for automatic washing machine, ceramic tiled flooring, pine door off to:-

Dining Room

11' 8" x 8' 8" (3.56m x 2.64m)

Having UPVC double glazed window to the front elevation, central heating radiator, UPVC double glazed door to the side elevation giving access to the side garden area, UPVC double glazed panel to the side. Pine door off the hall leads to:-

Bedroom One

12' 2" x 7' 1" (3.71m x 2.16m)

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

Bedroom Two

10' 5" x 10' 5" (3.17m x 3.17m)

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

Shower Room

7' 8" x 6' 7" (2.34m x 2.01m)

Having a three piece white suite comprising corner glazed shower cubicle with a Triton electric shower over, pedestal wash hand basin, low level WC, central heating radiator, part ceramic tiled walls, ceramic tiled flooring, UPVC double glazed opaque window to the rear elevation.

Outside

The property is set well back from the road, having a block paved and gravelled driveway providing off road parking for several vehicles leading to a detached brick garage. The property is situated on a corner plot and has lawned gardens to front and side elevation, having a paved path leading all the way round the property. Behind the garage is a wide paved area with covered car port with sloping polycarbonate roof.

To the rear is a gravelled and paved path, to the other side is a further lawned area flanked with borders inset with shrubs, outside tap.

Garage

15' 9" x 8' 4" (4.80m x 2.54m)

Having up and over door, light and power. UPVC double glazed access door to the rear.









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: D Council Tax Band: D

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