



Moor Lane
Aston-On-Trent Derby



Property Description

A conveniently situated detached two double bedroom bungalow with gardens to front and rear, off road parking for several vehicles and no chain. The property has a gas fired central heating system and UPVC double glazing and briefly comprises: - Entrance hall, through lounge/diner, two double bedrooms, shower room and fitted kitchen. Outside: -The property is set well back from the road having a front lawned garden with block paved driveway providing off road tandem parking for several vehicles, matching block paved path leading around the front of the property, front lawn, brick dwarf boundary wall to the front. Gate and fence give privacy and access to the rear garden which is laid mainly to lawn, with a matching block paved path and patio, timber summer house to be included in the selling price. Further block paved terrace to the corner end of the garden, block paved winding path leading to the terrace. On the other side of the garden is a further block paved gated path. From the outside there is access to a useful outside store which houses a Worcester boiler providing domestic hot water and central heating, plumbing and space for an automatic washing machine, power points and light.

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

Front UPVC double glazed entrance door with inset opaque diamond double glazing with matching attached side panels leading to:-

Spacious Entrance Hall

Having central heating radiator, door giving access to a cloaks cupboard with hanging rail and overhead cupboard, hall cupboard concealing fuse box and electric metre, half glazed door giving access to:-

Lounge

17' 1" max in to bay x 10' 10" (5.21m max in to bay x 3.30m)

Dual aspect living room with UPVC double glazed diamond leaded bay window to the front elevation, UPVC double glazed diamond leaded window to the rear elevation giving aspect over the garden, central heating radiator, feature fireplace incorporating a coal effect electric fire with marble effect hearth and back plate, decorative surround, coving to the ceiling.

Kitchen

8' 11" x 8' 4" plus recess (2.72m x 2.54m plus recess)

Having a range of matching base and wall units with laminated work surfaces over, stainless steel sink unit with chrome mixer tap over, electric fan assisted oven, extractor hood, ceramic tiled splashbacks, vinyl floor covering, space for under unit fridge, UPVC double glazed diamond leaded door and attached matching window to the rear giving access to the rear garden, central heating radiator.

Bedroom One

14' 1" x 9' (4.29m x 2.74m)

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

Bedroom Two

9' x 9' (2.74m x 2.74m)

Having two single fitted wardrobes with overhead cupboards, UPVC double glazed diamond leaded window to the front elevation, central heating radiator.

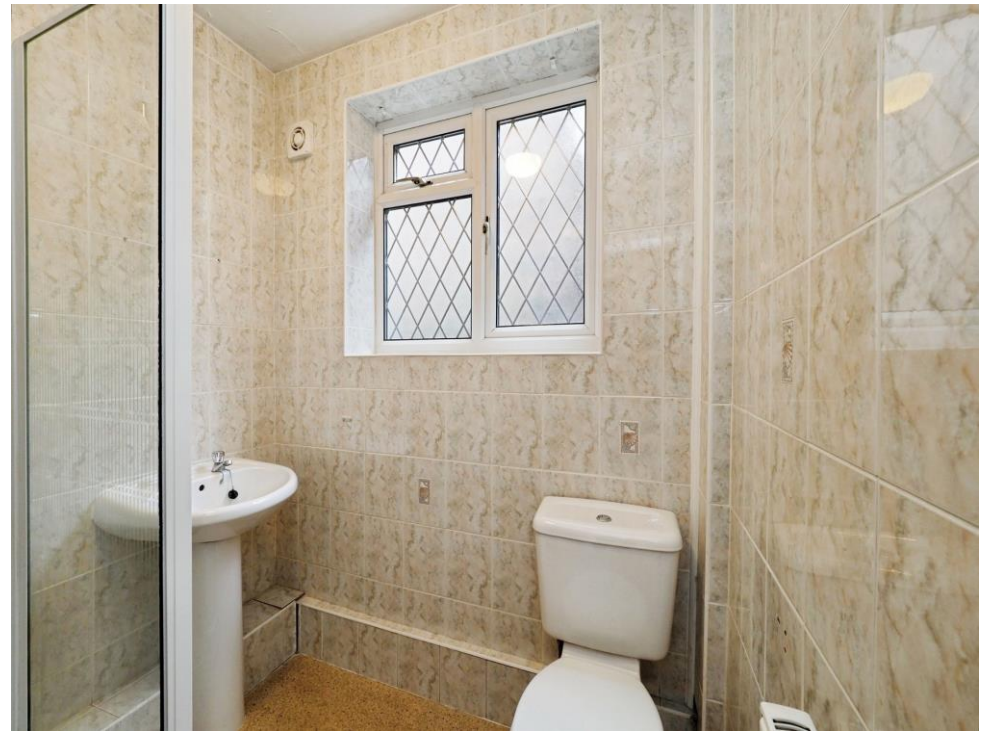
Shower Room

Having a three piece white suite comprising corner glazed shower cubicle with a Triton electric shower over, pedestal wash hand basin, low level WC, loft access, walls are ceramic tiled, vinyl flooring, UPVC double glazed diamond leaded opaque glazed window with fitted window blind to the side elevation.

Outside

The property is set well back from the road having a front lawned garden with block paved driveway providing off road tandem parking for several vehicles, matching block paved path leading around the front of the property, front lawn, brick dwarf boundary wall to the front. Gate and fence gives privacy and access to the rear garden which is laid mainly to lawn, with a matching block paved path and patio, timber summer house to be included in the selling price. Further block paved terrace to the corner end of the garden, block paved winding path leading to the terrace. On the other side of the garden is a further block paved gated path. From the outside there is access to a useful outside store which houses a Worcester boiler providing domestic hot water and central heating, plumbing and space for an automatic washing machine, power points and light.









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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Property Ref: MEL205501 - 0003

Tenure:Freehold EPC Rating: D

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