



Market Place
Riddings Alferton



Property Description

Hall and Benson are delighted to offer for sale this two bedroom semi-detached home located in the popular village of Riddings. The cottage style home briefly comprises; Entrance hall, lounge, kitchen, utility area and bathroom. To the first floor there are two double bedrooms and to the second floor is an attic room. With a small garden area to the front and larger garden area to the rear.

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.

Hallway

The home is entered via front entrance door into the hallway.

Lounge

With two sash windows to the front elevation and feature fireplace.

Kitchen

Fitted with a matching range of wall and base units with a one and a half bowl sink drainer unit, tiled floor, space for white goods and window to the rear elevation.

Bathroom

Three piece suite comprising of low level W/C, wash hand basin and bath with shower over. Tiling to the walls and floor. Window to the side elevation.

First Floor

Bedroom One

With window to the front elevation.

Bedroom Two

With window to the rear elevation.

Second Floor

Attic Room

Versatile attic room.

Outside

With a small garden area to the front and larger garden area to the rear.

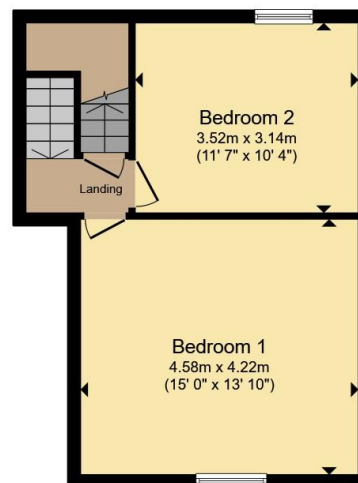




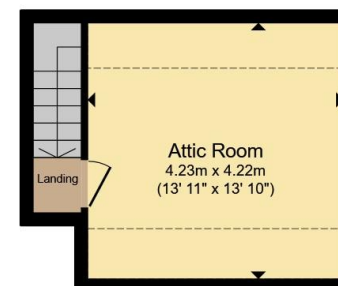




Ground Floor



First Floor



Second Floor

Total floor area 105.7 m² (1,138 sq.ft.) approx

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.propertybox.io



To view this property please contact Hall & Benson on

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22A High Street
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EPC Rating: Council Tax
Awaited Band: A

view this property online hallandbenson.co.uk/Property/ALF104366

Tenure: Freehold



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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