



South Street
Riddings Alferton



Property Description

Situated in a popular residential location is this mid-terraced home. The property comprises of ; Reception lounge, dining room and kitchen with integrated oven and hob. Ground floor bathroom with three-piece suite. To the first floor are three bedrooms, the landing providing access to the loft room which has window to the rear. Externally the rear garden is laid to lawn with decking. The property has double glazed windows and a gas heating system.

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.

Ground Floor

Reception Lounge

The focal point of this room a feature Adam style fire surround with complementary hearth and backdrop. Radiator, laminate floor and access to;

Dining Room

Having feature laminate floor, under stairs cupboard providing storage and a feature fire surround with marble style hearth and backdrop.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces over incorporating a single drainer sink unit. Integrated four ring gas hob and electric oven with extractor hood over. Plumbing for the automatic washing machine, wall mounted gas heating boiler and entrance door to the side.

Bathroom

Three piece week comprising of panel bath, pedestal wash hand basin and low flush WC. Complementary tiled floor.

First Floor

Landing

Having stairs off to second floor.

Bedroom One

Double glazed window to the rear and radiator.

Bedroom Two

Double glazed window to the front and radiator.

Bedroom Three

Double glazed window to the front, radiator and laminate floor.

Second Floor

Loft Room

Being a particular feature of the home, the loft room has double glazed window to the rear with fantastic views over the local fields.

Outside

Externally the rear of the property is larger than average in size being laid to lawn with decking.









Ground Floor

First Floor

Second Floor

Total floor area 106.4 m² (1,146 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: D Council Tax
 Band: A

view this property online hallandbenson.co.uk/Property/ALF104412

Tenure: Freehold



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