

Home 2 Sell

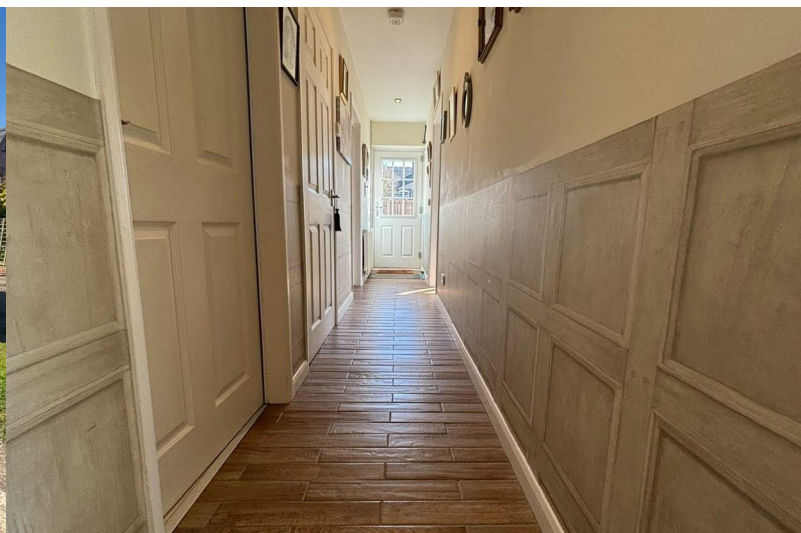
Quality Service For Less



2A Pingle Lane

Belper, DE56 1DW

Price Guide £230,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £230,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted.

Ultimately a transparent process which provides speed, security and certainty for all parties.

Home2sell are delighted to offer this spacious two bedroom detached bungalow representing an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and superbly presented residence situated in a popular and much sought after central Belper location just a short walk from the Town Centre. The gas centrally heated and PVCu double glazed property comprises in brief of Entrance Hall, two well proportioned double bedrooms, modern shower room, open plan lounge dining room and a modern fitted kitchen having built in appliances. A special feature of the sale is the delightful front garden which enjoys a most fine aspect having roof top views, patio sun terrace, lawn and well stocked established borders. To the rear a summer house, ample off road parking and single garage. Viewing Essential.



Entrance Hall

The property is entered from the side elevation via a composite door with glazed inserts, ceramic tiled wood grain effect flooring, central heating radiator, recessed ceiling lighting and access to the loft void. There is a useful airing cupboard which houses the BAXI gas combination boiler. This services the domestic hot water and central heating system.

Directions

Leave Belper town centre along Green Lane and continue to the end and turn right onto Mill Street. Proceed up the hill and Pingle Lane is first left where number 2A can be found on the right hand side clearly identified by our 'For Sale' board.

Lounge Dining Room

11'8" x 16'4" (3.58m x 5.00m)

This generously proportioned light and airy room has a PVCu double glazed window to the side elevation, PVCu double glazed French doors with matching twin windows to the front garden aspect, central heating radiator, wall lighting, coving to the ceiling and ceiling light. Television point and a feature fireplace.

Fitted Kitchen

8'7" x 9'3" (2.64m x 2.84m)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating an inset sink drainer unit with Swan neck mixer tap. Complementary splash back tiling, display cabinet, integrated fridge, integrated freezer, four ring electric hob with stainless steel extractor canopy over, electric fan assisted oven and grill. Breakfast bar, recessed ceiling lighting, vinyl tile flooring, column radiator and a PVCu double glazed window to the rear elevation.

Bedroom One

11'9" x 10'0" (3.60m x 3.05m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

Bedroom Two

6'3" extending 8'2" x 10'5" reducing 8'9" (1.93m extending 2.50m x 3.19m reducing 2.67m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light. Built in fitted wardrobes and drawers.

Family Shower Room

Having a three piece suite comprising of a fitted concealed cistern WC with vanity hand wash basin having fitted cabinet. Shower enclosure with thermostatically controlled shower having a rain head and separate hand held attachment. Chrome heated towel rail, complementary wall tiling, vinyl flooring and PVCu double glazed opaque window to the rear elevation.

Outside

The property sits in a slightly elevated position from Pingle Lane having a Derbyshire stone wall with gated access and steps to the front garden which enjoys a most pleasant aspect with roof top views over the valley. Having a patio sun terrace, lawn and well stocked established borders containing an interesting and varied selection of plants and shrubs.

To the rear hard standing for one vehicle, timber summer house and garage. Accessed from Mill Street.

Area

2a Pingle Lane is situated within walking distance of the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby is approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

From the Home2sell Belper office turn left on to King Street, right onto Green Lane and follow Green Lane until reaching Mill Street. Continue right onto Mill Street and then take the left hand turn onto Pingle Lane, where the property can be found on the right hand side clearly denoted by our distinctive For sale board.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal

documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Road Map



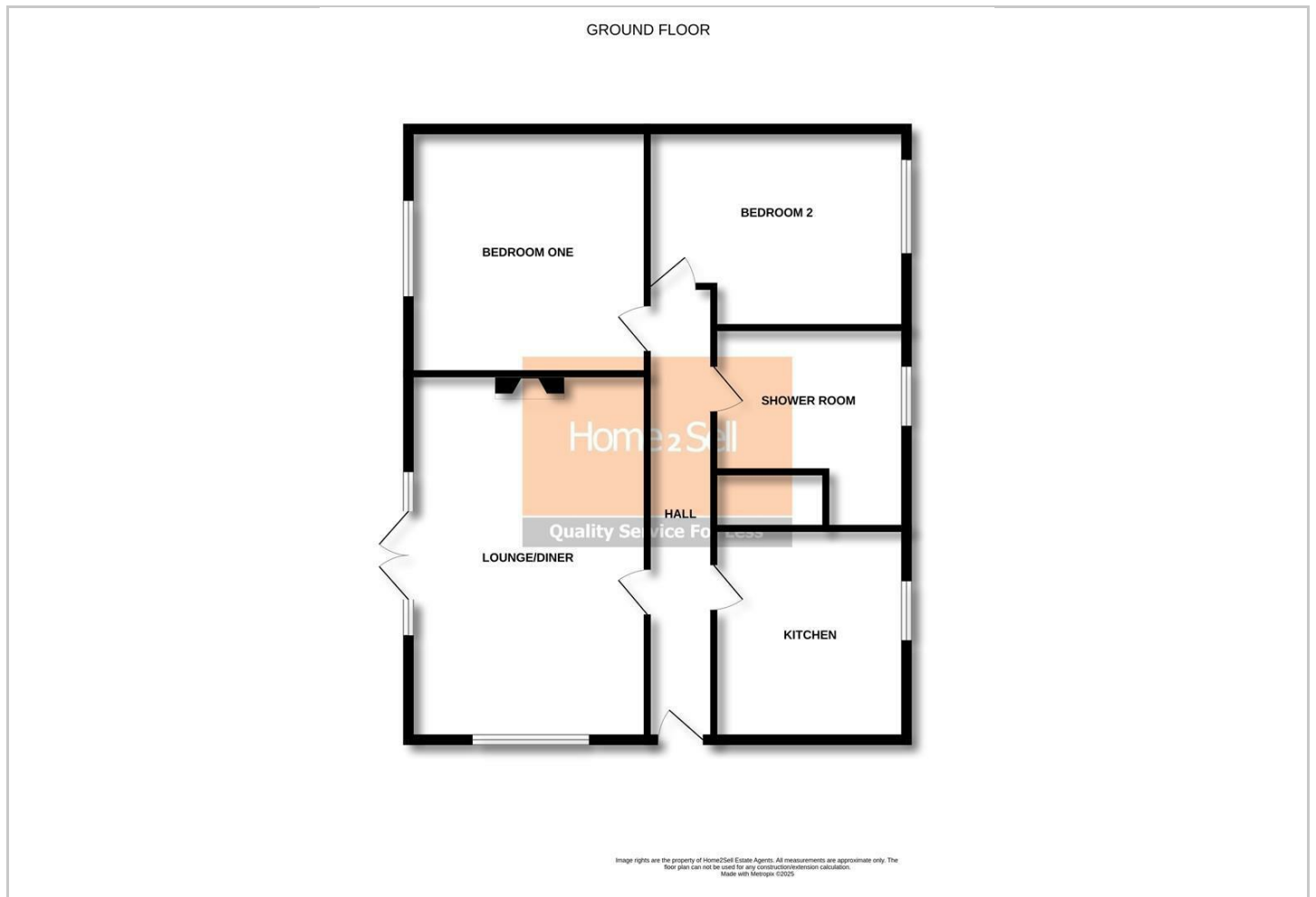
Hybrid Map



Terrain Map



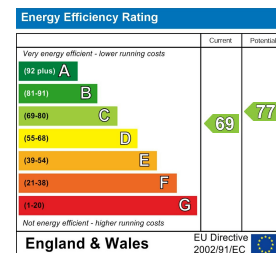
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.