



Chapel Street
Kilburn Belper

burchell
edwards



Property Description

A traditional two bedroom mid-terraced home in the sought-after village of Kilburn with a generous rear garden. The property is offered for sale with no upward chain and in brief comprises; Lounge and kitchen to the ground floor, two bedrooms and bathroom to the first floor. Outside there is a small frontage with a generous garden 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.

Lounge

Having a UPVC window and door to the front elevation, a radiator, laminate flooring, cupboard housing the gas meter and open access to the kitchen.

Kitchen

Having a UPVC double glazed window and door to the rear elevation, matching range of wall and base units with work surfaces over and incorporating a four ring gas hob and stainless steel extractor hood over, electric oven, stainless steel sink and drainer unit, boiler, exposed beams, a radiator, tiled splashbacks, tiled flooring, understairs storage cupboard, wood latch door leading to the stairs to the first floor and extractor fan.

First Floor Landing

Having doors off to the bedrooms and bathroom.

Bedroom One

Having two UPVC double glazed windows to the front elevation, feature fireplace and a radiator.

Bedroom Two

Having two UPVC double glazed windows to the rear elevations, a radiator and over stairs storage cupboard.

Bathroom

Having bath with mixer tap over and fitted glazed shower screen, low level W.C, pedestal wash hand basin with mixer tap over, tiled splashbacks, a radiator and tiled flooring.

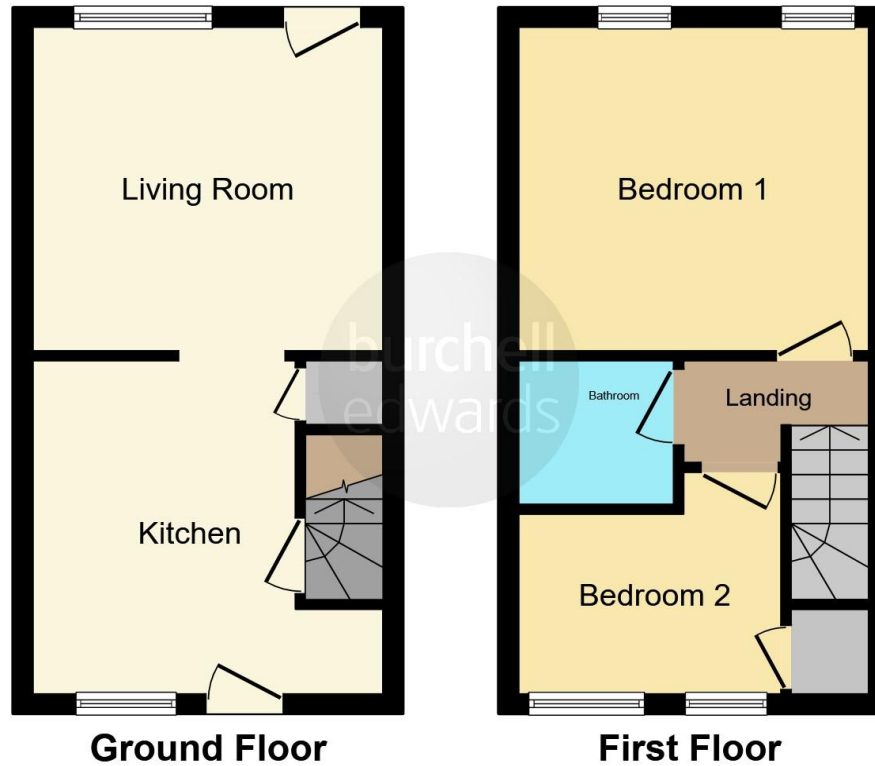
Outside

To the rear is a brick outbuilding with storage, gated side access over the neighbours property and steps up leading up to a laid to lawn section with fenced and hedge boundary.









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

To view this property please contact Burchell Edwards on

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1-3 Bridge Street
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EPC Rating: Council Tax
 Awaited Band: A

Tenure: Freehold

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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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