



Park Road
Heage Belper

burchell
edwards

Park Road Heage Belper DE56 2AB

for sale guide price
£160,000



Property Description

A three bedroom semi-detached property occupying a generous plot within the popular village of Heage, offered for sale with no upward chain.

The property is approached via a long front garden providing an attractive approach, together with ample off-road parking. Internally, the accommodation is arranged over two floors and briefly comprises an entrance hallway, comfortable lounge, kitchen and useful ground floor cloakroom/W.C.

To the first floor are three well-proportioned bedrooms, together with a family bathroom.

Outside, the property benefits from a private rear garden, laid predominantly to lawn and providing a pleasant space for outdoor seating and entertaining. The generous frontage also provides excellent parking provision.

Situated within the well-regarded village of Heage, the property is conveniently placed for local amenities, schools and transport links, whilst also providing easy access to the surrounding Derbyshire countryside.

Offered with no upward chain, this would make an ideal first-time purchase or family home.

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 Hallway

Accessed via a UPVC double glazed door to the front elevation and having central heating radiator, stairs rising to the first floor landing and a door to:

Lounge

Having UPVC double glazed window to the front elevation, central heating radiator, beamed ceiling, under stair store cupboard and door to:

Kitchen

Having a range of matching wall and base units with laminate work surface over, incorporating a stainless steel sink/ drainer unit with chrome tap over. There is a stainless steel extractor hood, ample space for fridge/freezer, cooker and washing machine, beamed ceiling, tiled flooring, UPVC double glazed windows to the rear elevation and a door to the side elevation.

Cloakroom/ W.C

Having low level W.C, UPVC double glazed obscured window to the side elevation and the central heating boiler.

First Floor Landing

Having UPVC double glazed window to the side elevation and loft hatch providing access to the boarded loft.

Bedroom One

Having UPVC double glazed window to the rear elevation, enjoying an aspect over the garden, and a central heating radiator.

Bedroom Two

Having UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Three

Having UPVC double glazed window to the rear elevation and central heating radiator.

Family Bathroom

A three piece suite, comprising of; A panelled bath with electric shower head over, low level W.C and pedestal wash hand basin with chrome tap over. There is a central heating radiator, tiled walls and UPVC double glazed obscured window to the front elevation.

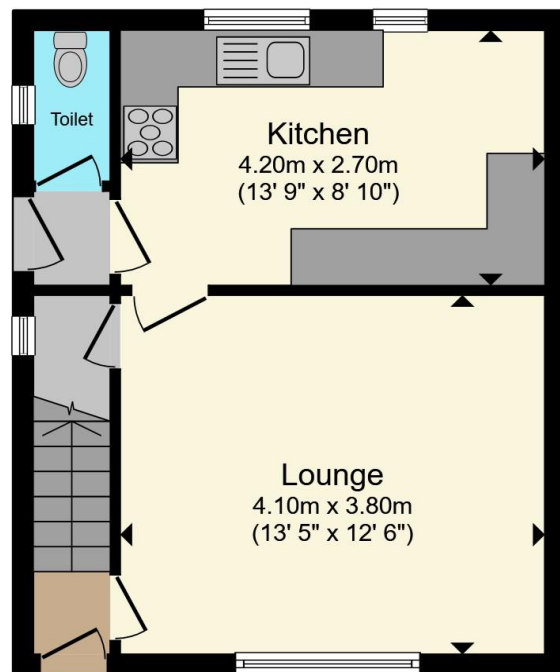
Outside

The property is set well-back from the road with a long fore-garden laid mainly to lawn with mature hedging for privacy and a concrete driveway providing ample off-road parking and side access. The rear garden is also generously sized and laid mainly to lawn with a patio seating area and fenced boundaries.

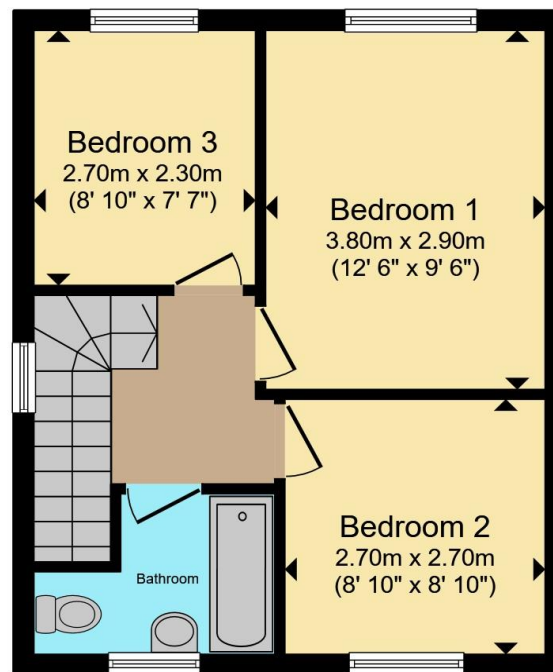








Ground Floor



First Floor

Total floor area 69.9 m² (753 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 Burchell Edwards on

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

Tenure: Freehold

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