



Main Road
Smalley Ilkeston

burchell
edwards

Main Road Smalley Ilkeston DE7 6EE

for sale guide price
£125,000



Property Description

Nestled in the desirable village of Smalley is this well-presented two bedroom, semi-detached property offers the perfect blend of comfort, convenience, and outdoor space. Boasting a private driveway, generous rear garden, and a welcoming layout, this home is ideal for a wide range of buyers looking for peaceful village living with excellent local amenities. Located within easy reach of local schools, countryside walks, and transport links to Derby and surrounding areas, this delightful home is ready to move into and enjoy.

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

Lounge

12' 1" x 11' 3" (3.68m x 3.43m)
Having UPVC double glazed window to the front elevation and central heating radiator.

Dining Room

12' x 10' 5" (3.66m x 3.17m)
Having a central heating radiator, ceramic tiled flooring, door leading to understairs storage cupboard, stable door to the rear elevation and opening to:-

Kitchen

7' 9" x 7' (2.36m x 2.13m)
Having a range of modern matching wall and base units with solid wood work surfaces over and incorporating a one and a half bowl stainless steel sink and drainer unit with chrome mixer tap over, tiled splashbacks, integrated oven with four ring gas hob and extractor hood over, integrated fridge and freezer, space for dishwasher and washing machine, UPVC double glazed window to the side elevation, loft hatch and door leading to:-

Bathroom

Having a modern three piece white suite comprising of low level W.C, vanity wash hand basin with mixer tap over and panelled bath with chrome shower over, fully tiled walls, spot lights to the ceiling, extractor fan, chrome heated towel rail and UPVC double glazed obscured window to the rear elevation.

First Floor Landing

Bedroom One

11' 3" x 12' (3.43m x 3.66m)

Having UPVC double glazed window to the front elevation, central heating radiator and stairs leading to the loft room.

Bedroom Two

12' x 12' 2" (3.66m x 3.71m)

Having UPVC double glazed window to the rear elevation giving aspect over the garden, central heating radiator and fitted wardrobes.

Loft Room

Has potential to be converted into a third bedroom (subject to necessary planning permission).

Outside

To the front of the property is a tarmacked driveway providing off road parking for two vehicles, fenced boundaries, path to the side leading to the rear garden and side entrance door.

To the rear the garden is generous in size and is enclosed with fence boundaries, laid mainly to lawn with spacious patio seating area, a range of mature shrubs and trees.

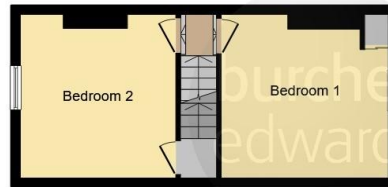




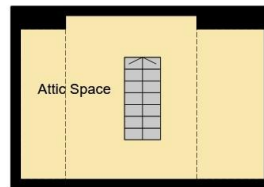




Ground Floor



First Floor



Second Floor

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

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1-3 Bridge Street
BELPER DE56 1AY

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

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