



St. Johns Road
Belper



Property Description

*** Call to view! *** A fantastic investment opportunity which benefits from no upward chain and is situated in the sough after town of Belper.

This property is a great investment waiting to happen! It benefits from both properties 17&19 to be sold as one. It includes off road parking and a spacious garden to the rear!

Located in the popular town of Belper this property is within the conservation area and hosts ample space which can be used in various ways. It is currently set up with one side of the property as a one bedroom cottage and the other as three-bedroom semi-detached home.

The cottage hosts a living room, kitchen, bedroom, family bathroom and access to the rear garden through the courtyard space.

Whilst the second, larger part of the property includes a generous living/ dining room, a further downstairs reception room, kitchen and pantry downstairs. To the first floor are three good sized bedrooms, a potential study space and the family bathroom.

Outside the property benefits from it's own driveway for off road parking as well as a private garden to the rear which has generous space, a lawn, a greenhouse and two sheds.

This is a rare investment opportunity and simply must be viewed to appreciate the size on offer.

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.

Living Room (17)

Double glazed window to the front, radiator, gas fire and in-built cupboard.

Kitchen (17)

A range of wall, base and drawer units, with sink drainer with mixer tap, gas cooker, space for washing machine, double glazed window to the rear, and back door to the rear.

Bedroom One (17)

Double glazed window to the front, radiator, in built cupboard with combi boiler.

Shower Room (17)

Inclusive of shower, WC, hand wash basin, heated towel rail and double glazed window to the rear.

Living/ Dining Room (19)

Spacious living room with a double glazed window to the front and rear, two radiators and a gas fire.

Rear Hall (19)

Leading through to the kitchen, with a pantry with ample storage and double glazed window.

Kitchen (19)

A range of wall, base and drawer oak effect units with work surfaces, inset stainless steel sink drainer with mixer tap, integrated oven, microwave, induction hob, extractor, space for washing machine and space for a fridge. Double glazed window to the rear as well as a door to the rear garden.

Reception Room (19)

A further reception room downstairs with double glazed window to the front and open fireplace.

Bedroom One (19)

Double glazed window to the front, radiator and built in wardrobe space.

Bedroom Two (19)

Double glazed window to the rear, radiator, fireplace and wardrobe space.

Bedroom Three (19)

Double glazed window to the front, fireplace, radiator and wardrobes.

Study Space (19)

Space before you enter the family bathroom which could be used as a study.

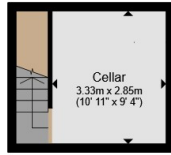
Bathroom (19)

Inclusive of a bath, WC, hand wash basin, double glazed window to the rear and built in airing cupboard with water tank in

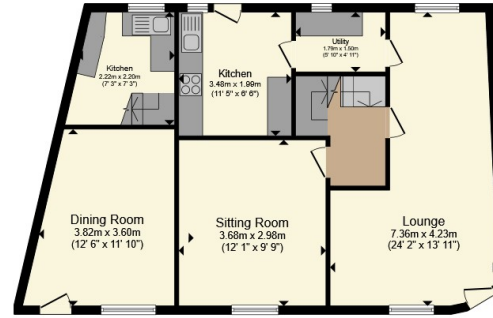




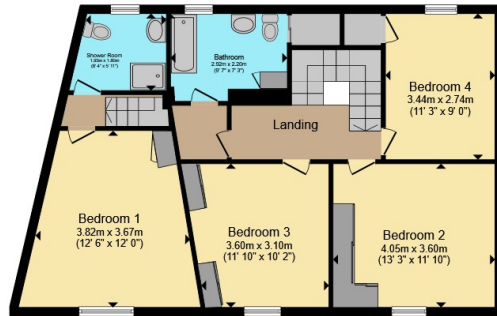




Cellar



Ground Floor



First Floor

Total floor area 173.7 m² (1,870 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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2a King Street
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EPC Rating: D Council Tax
Band: B

view this property online hallandbenson.co.uk/Property/BPR102525

Tenure: Freehold



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