



The Dovecote
Breedon-On-The-Hill Derby



Property Description

This well presented two bedroom semi-detached house is located in the quiet village of Breedon-on-the-Hill. The property comprises; a good-sized lounge/diner with feature log burner, fitted kitchen with plumbing for a washing machine, built in oven and hob. To the first floor is the master bedroom with built-in storage, second bedroom with built-in wardrobes and a three piece bathroom suite. To the rear of the property is a well landscaped garden with generous masonry construction shed with timber cladding and there is off road parking at the front of the property. Breedon-on-the-Hill is a village in the South Derbyshire district which has a range of local amenities such as a pubs, a shop and a primary school. The village has great transport links to get to nearby locations such as Melbourne, Ashby-De-La-Zouch and East Midlands airport.

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 double glazed entrance door to the front elevation, double glazed window to the front elevation, feature log burning stove, electric storage heater, stairs to the first floor,

Kitchen

Fitted with wall and base units with work surfaces over, stainless steel sink and drainer, part tiled walls, electric oven and hob with extractor fan over, plumbing for washing machine, built-in dishwasher, electric storage heater, double glazed window to the rear elevation and UPVC double glazed door to the rear elevation leading to the garden.

First Floor Landing

Having storage cupboard and loft access.

Bedroom One

Having double glazed window to the front elevation, built-in storage, electric storage heater.

Bedroom Two

Having double glazed window to the rear elevation, built-in wardrobes, electric storage heater.

Bathroom

Fitted with bath with shower over, wash hand basin and low-level WC. Part tiled walls, extractor fan and double-glazed window to the rear elevation.

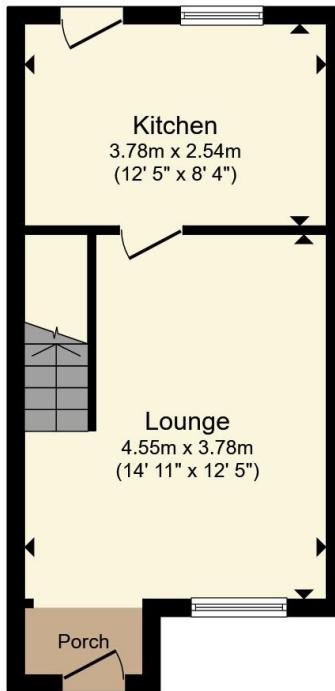
Outside

To the front of the property is off road parking for two cars and a low maintenance slate chipped front garden. To the rear is an enclosed garden which has been well landscaped and has a generous masonry construction shed with timber cladding be included.

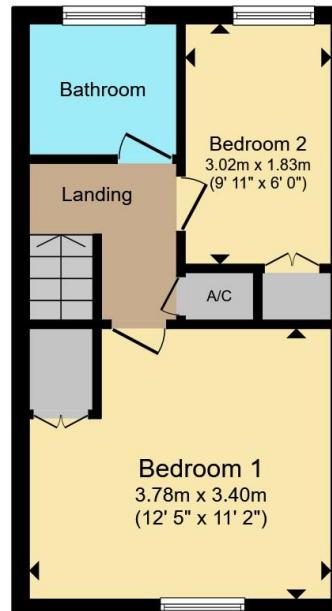








Ground Floor



First Floor

Total floor area 56.0 m² (603 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 Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
DERBY DE73 8DS

Property Ref: MEL205798 - 0004

Tenure: Freehold EPC Rating: D Council Tax Band: B

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