



14 Briar Briggs Road, Bolsover, Chesterfield, S44 6SE

- NO CHAIN
- THREE BEDROOM SEMI DETACHED
- VIEW NOW

- MODERN METHOD OF AUCTION
- GARDENS FRONT & REAR
- FEES APPLY

Guide Price £100,000

HUNTERS[®]
HERE TO GET *you* THERE

CASH BUYERS ONLY - THE PROPERTY IS OF BRICK CONSTRUCTION BUT DUE TO IT'S CURRENT CONDITION WE DONT BELIEVE IT WILL BE MORTGAGEABLE.

THREE BEDROOM SEMI DETACHED - OFFERED WITH NO CHAIN - FOR SALE BY MODERN METHOD OF AUCTION (fees apply).

Ideally situated for Bolsover Secondary School, easy access to M1 & close to all local amenities including shops, pharmacy, hairdressers, restaurants & more in Bolsover Village plus the famous Bolsover Castle.

The current seller started refurbishing the property but hasnt been able to do the works - A BLANK CANVAS TO MAKE YOUR OWN!

Comprising:- entrance hall, lounge, kitchen / diner, three first floor bedrooms & bathroom.

Boiler installed but no radiators - double glazed.

Externally there is garden to front & rear.

SOLD AS SEEN - CALL HUNTERS NOW TO BOOK YOUR VIEWING!

BRICK CONSTRUCTION - we believe that the property would be mortgageable once the works have been complete.

FULLY REFURBISHED - this property would be worth £125,000.

INVESTMENT - if you was to rent the property out, we believe it would fetch £725 - £750 per calendar month.

FREEHOLD | COUNCIL TAX BAND A





This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

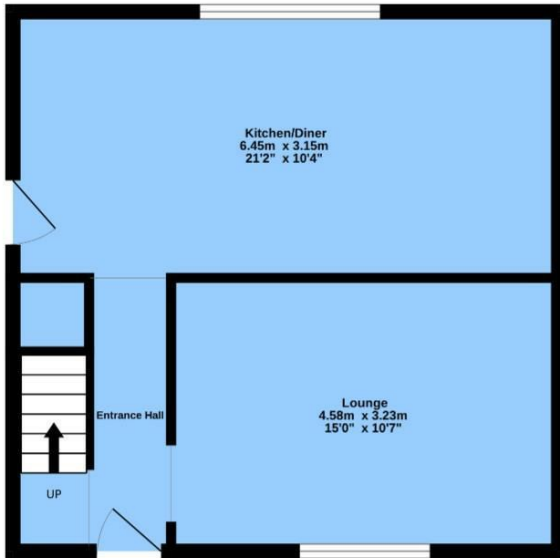
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

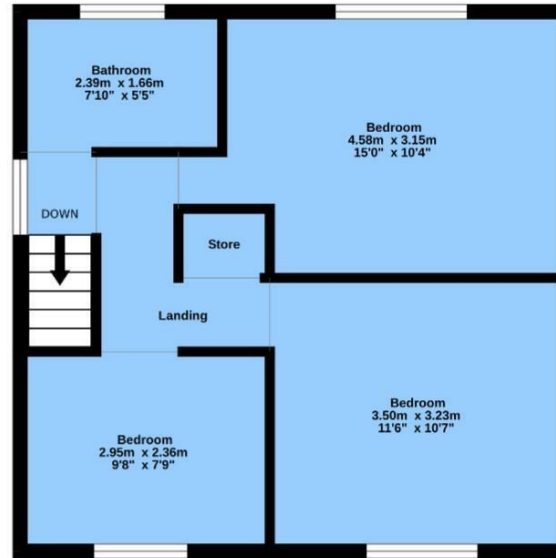
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

GROUND FLOOR
41.2 sq.m. (443 sq.ft.) approx.



1ST FLOOR
41.2 sq.m. (443 sq.ft.) approx.



TOTAL FLOOR AREA: 82.4 sq.m. (887 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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