



Barroon
Castle Donington Derby



Property Description

**** FULL NEW ROOF & INSULATION ****

A traditional three bedroom semi-detached family home in sought after location within walking distance of Castle Donington village centre, requiring some modernisation, offered with no chain! The property has a gas fired central heating system and partial double glazing (where specified). In brief the accommodation comprises:- to the ground floor:- Entrance hall, under stairs pantry/store, wc, two reception rooms and fitted kitchen. To the first floor are three bedrooms and bathroom. Outside the property is set back & elevated from the road and has well-presented gardens to front and rear. The rear garden is generous with a good sized pave patio, shaped lawn, fruit trees and soft fruit shrubs, vegetable plot and timber shed.

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

Front UPVC double glazed entrance door with inset opaque and leaded glazing, leading to:-

Entrance Hallway

Having dog leg staircase off to the first floor, door giving access to a walk in pantry which wraps round under the stairs and has shelving, a circular feature opaque glazed window to the front and a further UPVC window to the side, light and power.

Lounge

11' 8" x 11' 8" (3.56m x 3.56m)
Having UPVC bay window to the front elevation with top opening vents and fitted blinds, double panelled radiator.

Dining Room

11' 8" x 13' 5" (3.56m x 4.09m)
Having UPVC double glazed window to the rear elevation giving aspect over the garden, double panelled radiator, walls finished with Dado.

Kitchen

9' 2" x 9' 7" (2.79m x 2.92m)
Having a range of matching base and wall units with roll edged laminated work surfaces over, single drainer stainless steel sink unit, wall mounted Ideal boiler providing domestic hot water and central heating, free standing

cooker, UPVC window to the side elevation, UPVC double glazed window to the rear elevation, half double glazed UPVC door to the rear giving access to the garden, ceramic tiled flooring, central heating radiator, space for a fridge freezer, space for further under unit appliances.

Wc

Accessed from the entrance hall, having a white low level WC, central heating radiator, UPVC opaque glazed window to the side elevation.

First Floor Landing

Having UPVC window to the front elevation, central heating radiator and loft access. Door gives access to useful store with hanging hooks.

Bedroom One

11' 8" x 12' 10" (3.56m x 3.91m)

Having UPVC window to the front elevation with fitted window blinds, central heating radiator, door giving access to a shelved out linen store.

Bedroom Two

10' 4" x 11' 8" (3.15m x 3.56m)

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

Bedroom Three

5' 2" x 9' 3" (1.57m x 2.82m)

Having UPVC double glazed window to the rear, central heating radiator, fitted shelving.

Bathroom

Having a three piece white comprising panelled bath with a Triton electric shower, folding glazed shower screen, pedestal wash hand basin, low level WC, part ceramic tiled walls - fully tiled to the shower/bathing area, central heating radiator, UPVC opaque glazed window to the side elevation.

Outside

The property is nicely elevated off Barroon and has nice elevated views, having steps

and block paved path leading to the front door area with covered storm porch. The front garden is lawned with borders flanked with flowering shrubs. The block paved path leads down the side where it is gated giving privacy and access to the rear garden, also having a front stoned boundary wall.

To the rear is a paved patio beyond the rear door, paved path leads down the garden where there is a lawned area and apple trees, flower borders. Down to the end of the garden is a timber shed and a vegetable plot area with soft fruit trees and raised beds ready for vegetable planting.

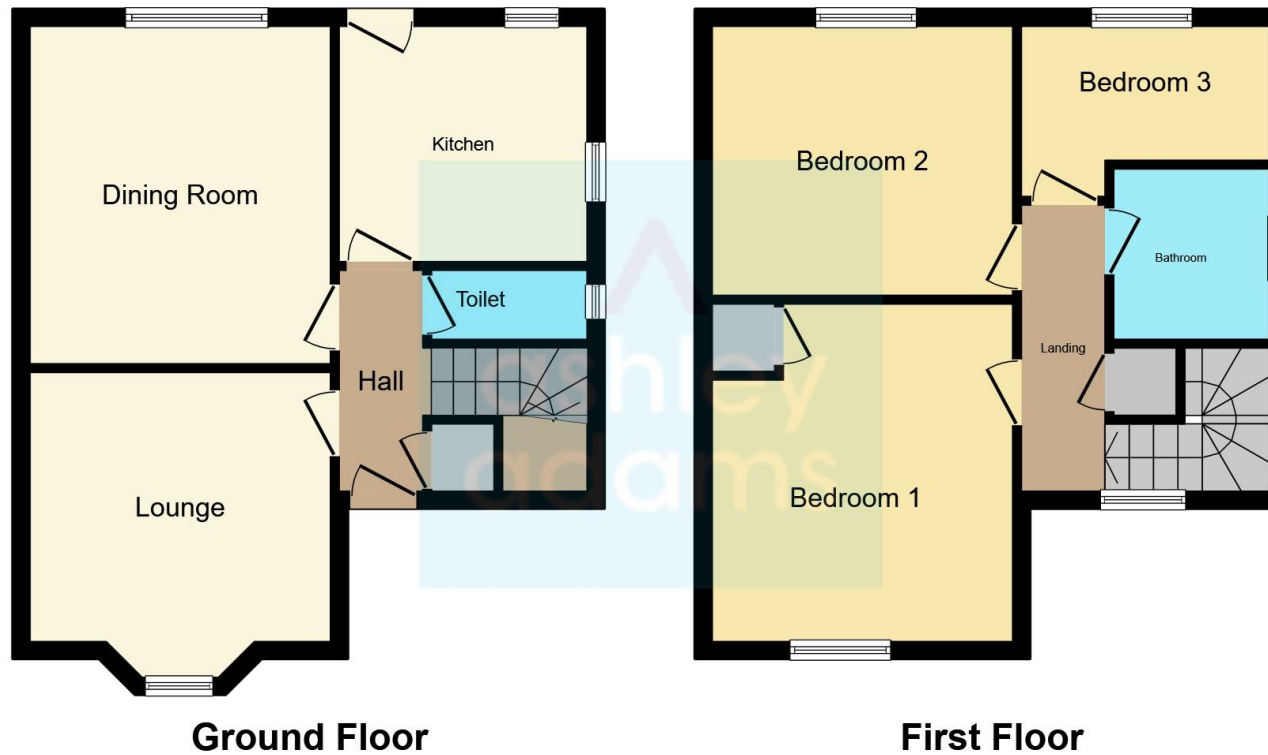
Area Information

Castle Donington enjoys a high standard of amenities including the Co-op superstore, Post Office, doctor's surgery, public houses and other attractions such as local restaurants and bespoke retail shops, whilst being well placed for the commuter with East Midlands airport, Parkway railway station and major link roads. The property is close to local schools and the nearby Independent Elms Primary School and Trent College.









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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Property Ref: MEL205994 - 0008

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

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