



Station Road
Duffield Belper



Property Description

This is an excellent investment opportunity in the highly sought after village of Duffield, offering fantastic potential and generous accommodation throughout.

The property comprises an open plan living and dining room, a further reception room, kitchen room, downstairs bathroom and entrance porch. To the first floor are three well proportioned bedrooms, providing ample space.

Outside, the property benefits from access to a rear garden, mainly laid to lawn, with a wooden fence boundary to one side, offering an outdoor space with scope for enhancement.

Properties with such potential in this desirable location are rarely available. Viewing is highly recommended to fully appreciate the size, opportunity and future possibilities this property has to offer.

Duffield is a highly desirable village in the Amber Valley district of Derbyshire, renowned for its excellent local amenities, highly regarded schools and superb transport links. Surrounded by beautiful countryside and situated on the edge of the Derwent Valley, the village offers a perfect balance of rural charm and everyday convenience. With a range of independent shops, cafés, pubs and a railway station providing direct connections to Derby, Nottingham and beyond, Duffield remains one of Derbyshire's most sought after residential locations.

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/ Dining Room

Open plan style living and dining room with double glazed window to the side and front, stairs and door to the rear porch.

Reception Room

Another room with double glazed window to the front.

Kitchen

Window to the side, access to the bathroom, aswell as hallway with an airing cupboard.

Rear Porch

Porch to the rear, with access to the kitchen and living room.

Bathroom

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

Landing

Access to all three bedrooms.

Bedroom One

Window to the rear.

Bedroom Two

Double glazed window to the front.

Bedroom Three

Double glazed window to the front and loft access.

Outside

To the side is access to the rear garden which has a lawn and fences to the right.









Total floor area 91.6 m² (986 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: Awaited
 Council Tax Band: C

view this property online hallandbenson.co.uk/Property/BPR102482

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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