



Lavender Road  
Swanwick Alfreton



## Property Description

Needs Full Modernisation and Renovation

Situated in a popular residential location this two-bedroom bungalow offers spacious single-storey living and occupies a generous plot with ample off-road parking, a detached garage, and an impressive rear garden.

The property provides well-proportioned accommodation throughout, including a spacious hall, a comfortable lounge, fitted kitchen, family bathroom, two bedrooms, and a full-width conservatory overlooking the garden. Externally, the property benefits from a large frontage with a driveway leading to the detached garage, mature lawned gardens, and a substantial enclosed rear garden offering excellent potential for landscaping or extension, subject to the necessary permissions.

Offered with fantastic potential for modernisation and personalisation, this bungalow presents an excellent opportunity for downsizers, first-time buyers, or those seeking a property with scope to add value.

Viewing is highly recommended to appreciate the space and potential 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.

## Hall

The hallway provides access to all principal rooms. Radiator and window to the front elevation.

## Lounge

A bright and spacious reception room with radiator and carpet flooring. A brick built fire surround and doors leading to the conservatory.

## Conservatory

The home is entered via the conservatory. This room offers additional versatile living space and enjoys attractive views over the rear garden. Door leading to the kitchen and a door leading to the rear garden.

## Kitchen

Fitted with a range of base and wall-mounted units with work surfaces over. Providing space for appliances and ample storage. Oven and hob with extractor hood over. The kitchen enjoys direct access to the conservatory.

## Bedroom One

With window to the front elevation and built in wardrobes providing storage space. Carpet flooring, ceiling light and radiator.

## Bedroom Two

With bay window to the front elevation, radiator, carpet flooring and ceiling light.

## Bathroom

Three piece suite comprising of panel bath, W/C and wash hand basin. Tiling to the walls

and window to the side elevation.

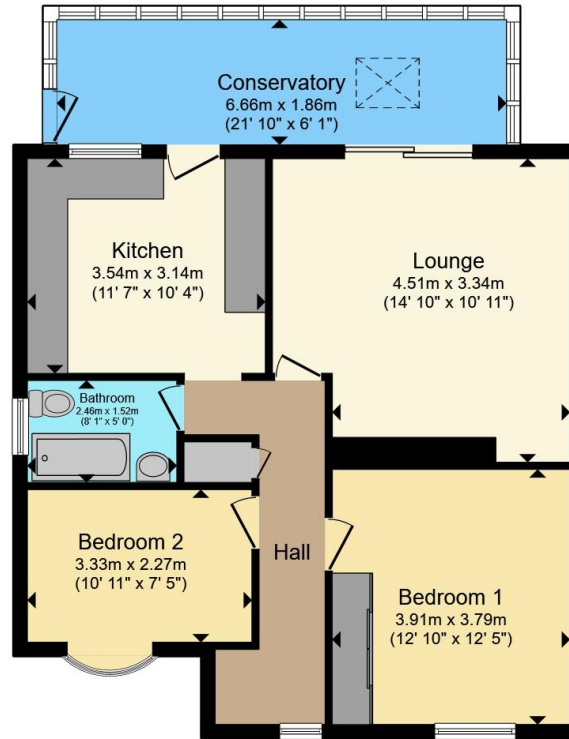
## Outside

The property is set back from the road behind a lawned front garden with mature planting. A driveway provides ample off-road parking and leads to the detached garage. A standout feature of the property is the generous enclosed rear garden. It is mainly laid to lawn with fenced boundaries and mature planting,









Total floor area 78.3 m<sup>2</sup> (843 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](http://www.propertybox.io)



To view this property please contact Hall & Benson on

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EPC Rating: C Council Tax  
 Band: B

**view this property online [hallandbenson.co.uk/Property/ALF104228](http://hallandbenson.co.uk/Property/ALF104228)**

Tenure: Freehold



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Property Ref: ALF104228 - 0006