



Tamworth Rise
Duffield Belper

burchell
edwards

Tamworth Rise Duffield Belper DE56 4ES

for sale guide price
£145,000



Property Description

Situated in a convenient close-to-town location on the sought-after Tamworth Terrace, Duffield, this two-bedroom mid-terraced property offers an excellent opportunity for purchasers seeking a home in need of some refurbishment, allowing scope to personalise and add value.

The accommodation opens into a welcoming lounge, featuring a log-burning stove which provides a focal point to the room. To the rear of the property is a dining kitchen, with a fitted breakfast bar suitable for everyday family dining.

To the first floor are two bedrooms, with the bathroom accessed via one of the bedrooms, a layout typical of properties of this era.

Externally, the property benefits from a front garden laid to lawn, accessed via a shared pathway, providing a pleasant space set back from the terrace. To the rear is a private courtyard, complemented by traditional brick outbuildings offering useful storage potential.

The property is conveniently located for Duffield town amenities, transport links and countryside walks, making it an attractive proposition for buyers looking for a character home in a well-regarded village setting.

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

Accessed via UPVC double glazed door to the front elevation with a log burning stove, inset storage, UPVC double glazed window to the front elevation and door leading to:-

Dining Kitchen

Having a range of matching wall and base units with laminate work surfaces over and incorporating a sink and drainer unit with mixer tap over, integrated oven with hob and stainless steel extractor hood over, fitted breakfast bar, UPVC double glazed window to the rear elevation and door to the rear elevation, understairs storage cupboard and door leading to the stairs rising to the first floor.

First Floor

Bedroom One

Having UPVC double glazed door to the front elevation, feature fireplace and fitted storage.

Bedroom Two

Having UPVC double glazed window to the rear elevation and door leading to a bathroom.

Bathroom

Having a three piece suite comprising of a panelled bath with chrome shower head over, low level W.C and pedestal wash hand basin with chrome taps over.

Outside

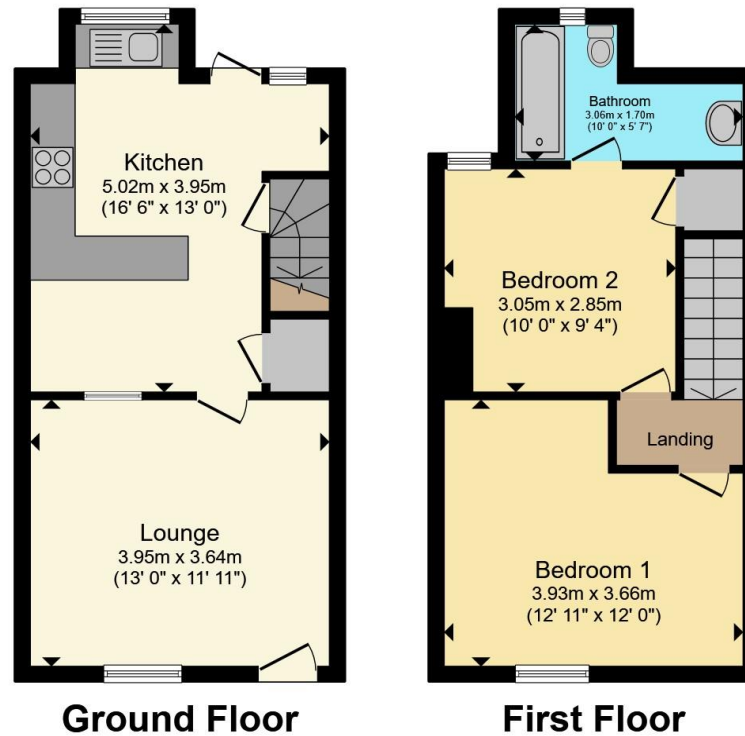
To the front of the property is a lawned garden.

To the rear is a courtyard garden with a brick built storage shed.









Total floor area 64.7 m² (697 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 Burchell Edwards on

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1-3 Bridge Street
 BELPER DE56 1AY

EPC Rating: F Council Tax
 Band: B

Tenure: Freehold

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