



Chapel Street  
Holbrook Belper

burchell  
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### Property Description

A two bedroom terrace home in the sought-after village of Holbrook, boasting a wealth of character features, off-road parking and an enclosed rear garden. In brief, the accommodation comprises to the ground floor; An entrance hallway, lounge with feature fireplace, fitted kitchen and utility space. To the first floor are two well-proportioned bedrooms and a family bathroom. Outside, to the front of the property is a tarmac driveway, providing off-road parking for up to two vehicles. To the rear, is an enclosed garden, laid mainly to lawn with a paved pathway leading to a patio area. The property is offered for sale with no upward chain.

### 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 Hallway

Accessed via UPVC door to the front elevation leading into the hallway where there is stairs off to the first floor and door to lounge.

### Lounge

Having UPVC double glazed window to the front elevation, central heating radiator, exposed brick feature fireplace and door into the kitchen.

### Kitchen

Having a range of wall and base units with laminate work surfaces over and incorporating a stainless steel sink and drainer unit with chrome mixer tap over, integral oven with gas hob and stainless steel extractor hood over, central heating boiler, window to the rear elevation, spot lights to the ceiling and door leading to:

### Utility Area

Having UPVC double glazed door to the side elevation giving access to the garden.

### First Floor

#### Bedroom One

Having UPVC double glazed window to the front elevation, central heating radiator and loft hatch giving access into the loft.

#### Bedroom Two

Having window to the rear elevation and central heating radiator.

## Bathroom

Having a three piece suite comprising of a panelled bath with shower head over, low level W.C, pedestal wash hand basin with chrome mixer tap over, UPVC double glazed obscured window to the rear elevation, chrome heated towel rail and extractor fan.

## Outside

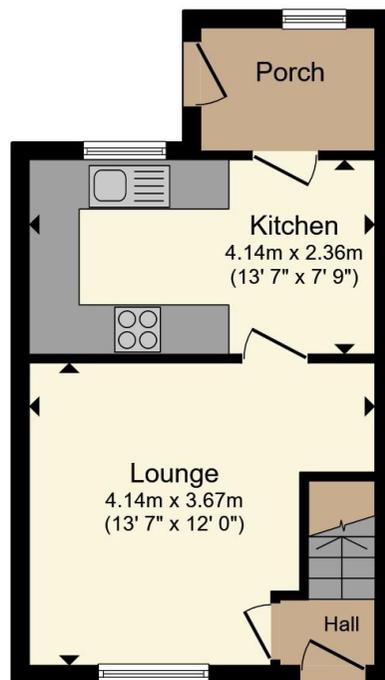
To the front of the property is a paved driveway providing off road parking.

To the rear the garden is mainly laid to lawn with a paved patio, paved pathway to bottom and dry stone boundary wall.

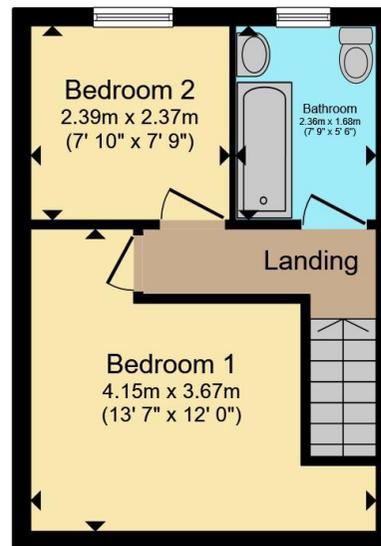








**Ground Floor**



**First Floor**

Total floor area 54.1 m<sup>2</sup> (582 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 Burchell Edwards on

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1-3 Bridge Street  
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EPC Rating: Council Tax  
 Awaited Band: B

Tenure: Freehold

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