

2 bed semi-detached house to buy in DE7

Main Road, Smalley, Ilkeston, Derbyshire, DE7 6EE

£110,000 Starting Bid

x 2 x 1 x 2

Tenure

Freehold

Driveway parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- Immediate ‘exchange of contracts’ available
- TWO BED + LOFT ROOM
- REFITTED KITCHEN
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. T&Cs apply.

PATTINSON AUCTION in connection with RENSHAW ESTATES offer this TWO BED + LOFT ROOM SEMI-DETACHED, No Chain, POPULAR LOCATION, Driveway

AUCTIONEER COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

AUCTIONEER COMMENTS

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

AUCTIONEER COMMENTS

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £110,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

ENTRANCE HALL

UPVC double glazed door, stairs.

LOUNGE

3.67m x 3.40m (12'0" x 11'1")

UPVC double glazed window, radiator.

KITCHEN DINER

DINING AREA

3.65m x 3.65m

UPVC double glazed stable door, radiator, storage cupboard, tiled floor, opening into..

KITCHEN AREA

2.36m x 2.36m

UPVC double glazed window, wall and base units, worktops, upstands, sink, electric oven, gas hob, tiled flooring.

BATHROOM

2.32m x 1.41m (7'7" x 4'7")

UPVC double glazed window, chrome heated towel rail, bath with mixer shower taps, vanity wash basin, WC, tiled walls and floor, spotlights.

LANDING

BEDROOM

3.68m x 3.68m (12'0" x 12'0")

UPVC double glazed window, radiator, fitted wardrobes, cupboard housing Ideal combination boiler.

Bedroom 2

3.66m x 3.43m (12'0" x 11'3")

UPVC double glazed window, radiator, stairs to...

LOFT ROOM

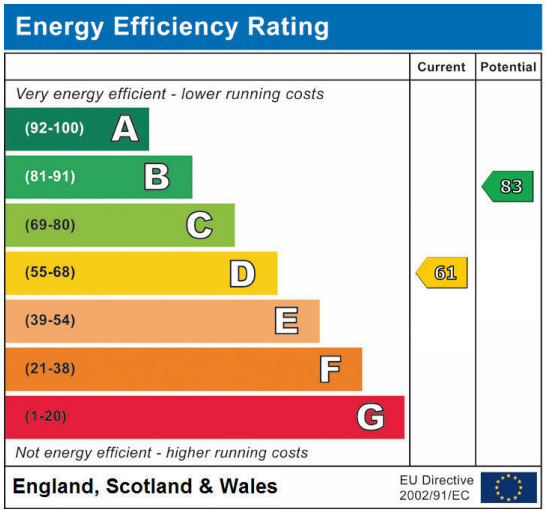
5.54m x 3.63m (18'2" x 11'10")

Double glazed Velux window, power sockets.

OUTSIDE

Front: Tarmac driveway.
Rear: Enclosed garden laid to lawn with slabbed patio and secure outbuilding with power and light.





Main Road, Smalley, Ilkeston, Derbyshire, DE7 6EE

Contact your local branch today for more information on this property:

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