



Leabrooks Road
Somercotes Alfreton



Property Description

Situated in a popular location is this terraced home having scope for renovation. The accommodation has reception lounge, dining room and kitchen with wall and base units. To the first floor are two bedrooms and bathroom with three-piece suite. Externally is a garden to the rear. The property has double glazed windows and a gas heating system.

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.

Ground Floor

Reception Lounge

Having double glazed window overlooking the front elevation, radiator and laminate floor. Cupboard housing the meters.

Dining Room

Stairs off to first floor accommodation, laminate floor, ceiling coving and window to the rear. An under stairs cupboard provides storage space.

Kitchen

Fitted with a range of wall and base units having work surfaces over incorporating a single drainer stainless steel sink unit. Plumbing for the automatic washing machine,

electric cooker point and window and door to the side. Complementary tiled splashbacks and floor, under unit lighting and standing space for the fridge freezer.

First Floor

Landing

With access to;

Bedroom One

Window to the front and radiator.

Bedroom Two

Window to the rear and an over stairs cupboard providing storage space.

Bathroom

Three piece comprising of panel bath, pedestal wash hand basin and low flush W/C. Tiled splashbacks, Worcester gas heating boiler, radiator and window to the side.

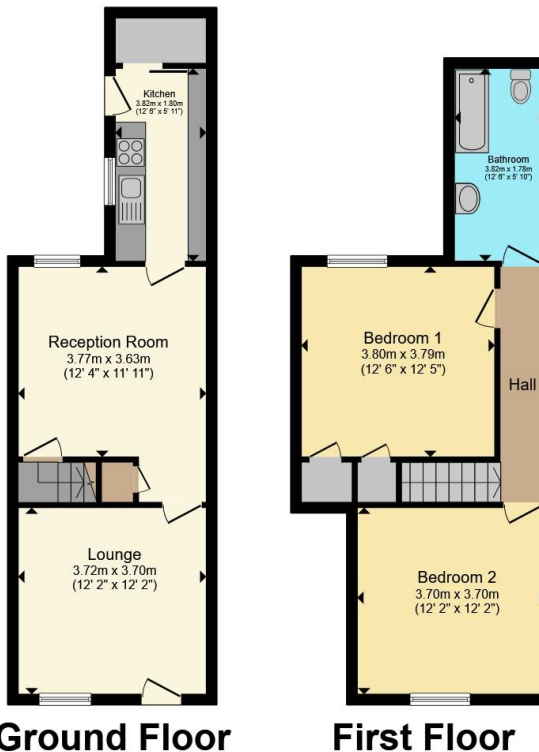
Outside

Externally to the rear of the property is a garden area, a brick built shed provides storage space. The front has a walled courtyard.









Total floor area 84.2 m² (906 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



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22A High Street
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EPC Rating: Council Tax
 Awaited Band: A

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Tenure: Freehold



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