



The Woodlands
Melbourne Derby

The Woodlands Melbourne Derby DE73 8DP

for sale guide price
£195,000



Property Description

A three bedroom semi detached family home on generous corner plot with ample off road parking, garage and private rear garden. The property has a gas fired central heating system, UPVC double glazing and accommodation briefly comprising, to the ground floor:- Entrance hall, spacious lounge/diner, kitchen. To the first floor are three well proportioned bedrooms and bathroom. Outside:-The property is situated on a generous corner plot and has scope for extension subject to planning permission, beautifully presented front having block paved driveway providing off road parking for several vehicles, shaped lawned area flanked with borders inset with a variety of shrubs, fence and gate giving privacy and access to a wide side garden area currently housing the greenhouse and timber shed, lawned area and a paved pathway leading to the rear section of garden which is particularly private having a paved patio area, lawn flanked with borders inset with shrubs and trees, beyond the boundary is a single brick garage.

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

Having a front UPVC double glazed entrance door leading to entrance porch with UPVC half double glazed opaque panelled door and panelled to the front elevation, door to shelved out utility store, timber framed and opaque glazed door with attached side panel giving access to the entrance hallway having laminate flooring, central heating radiator, carpeted stairs to the first floor, understairs store, door off to: -

Lounge Diner

Having double opening UPVC double glazed French doors giving access and aspect over the rear garden, UPVC double glazed window to the rear elevation, fireplace incorporating electric fire, coving to the ceiling, serving hatch to the kitchen, carpeted flooring, door to under stair store with light being shelved out for ease of storage.

Kitchen

Accessed via a door from the entrance hallway being fitted with a range of matching base and wall units with laminated work surfaces over, single drainer one and quarter bowl acrylic sink unit with mixer tap over, plumbing and space for automatic washing machine, free standing appliances to be left in the property including Samsung washing machine, LG fridge freezer, freestanding Canon gas cooker (to be removed by buyer), ceramic tiled splashback, vinyl flooring, UPVC double glazed window to the front elevation, door to boiler cupboard housing the Worcester Bosch boiler providing domestic hot water and central heating.

First Floor Landing

Having carpeted flooring, loft access, doors off to bedrooms and family bathroom.

Bedroom One

Having a range of fitted bedroom furniture comprising three double door fronted wardrobes with hanging rails and shelving, overhead cupboards, UPVC double glazed window to the rear elevation giving aspect over the garden, central heating radiator, coving to the ceiling, carpeted flooring.

Bedroom Two

Having UPVC double glazed window to the front elevation, carpeted flooring, central heating radiator with fitted radiator cover.

Bedroom Three

Having UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring.

Family Bathroom

Having three piece white suite comprising panel bath with chrome bath/shower mixer attachment and glazed shower screen, pedestal wash hand basin with chrome mixer tap over, low level wc, wall mounted chrome heated towel rail, part ceramic tiled walls, vinyl flooring, UPVC double glazed opaque window to the rear elevation.

Outside

The property is situated on a generous corner plot and has scope for extension subject to planning permission, beautifully presented front having block paved driveway providing off road parking for several vehicles, shaped lawned area flanked with borders inset with a variety of shrubs, fence and gate giving privacy and access to a wide side garden area currently housing the greenhouse and timber shed, lawned area and a paved pathway leading to the rear section of garden which is particularly private having a paved patio area, lawn flanked with borders inset with shrubs and trees, beyond the boundary is a single brick garage.

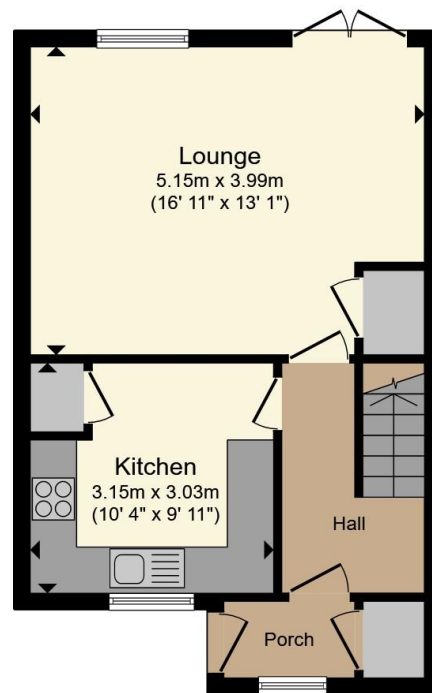
Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

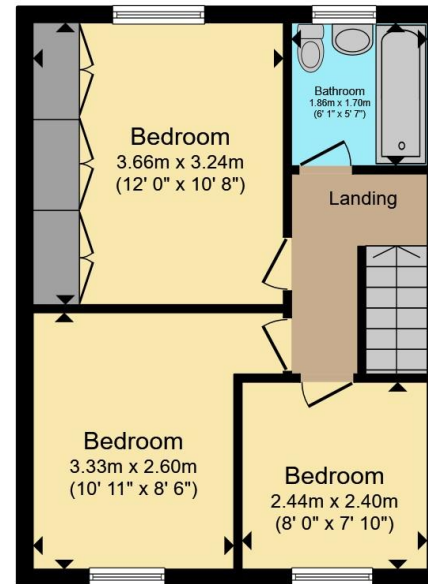








Ground Floor



First Floor

Total floor area 75.2 m² (809 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 Ashley Adams on

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Property Ref: MEL205331 - 0002

Tenure:Freehold EPC Rating: D Council Tax Band: C

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