

Holbrook Road
Belper

burchell edwards

Holbrook Road
Belper DE56 1PA

for sale guide price
£125,000







Property Description

** Cash buyers only **

Situated close to Belper town centre is this two bedroom renovation project offered for sale with NO UPWARD CHAIN. The accommodation benefits from a generously sized and private garden to the rear, gated off-road parking for at least two vehicles and a detached garage. Internally, the accommodation comprises to the ground floor; A lounge opening on to the dining room, a spacious kitchen and utility area. To the first floor are two well-proportioned bedrooms, with a nursery/ potential third bedroom accessed from bedroom two and family bathroom.

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

Having coving, ceiling rose, feature fireplace, UPVC double glazed window to the front elevation, picture rail and double doors opening into the dining room.

Dining Room

Having double glazed window to the front and base units.

Inner Hall

Having stairs down and stairs off to the first floor.

Kitchen

Having base units with work surface over, one and a half bowl ceramic sink and drainer with mixer tap, double glazed windows to the rear and side elevations, coving to the ceiling, tiled flooring, a radiator, latch door to utility area and understairs storage.

Utility Area

Having door to the rear, boiler and plumbing for washing machine.

First Floor Landing

Having doors off leading to the bedrooms and bathroom.

Bedroom One

Having windows to both side elevations, a radiator and wood panelled door to over stairs storage.

Bedroom Two

Having UPVC double glazed window to the front elevation, a radiator and access to the nursery/ potential third bedroom.

Nursery/ Potential Bedroom
Having UPVC double glazed window to the front, a radiator and picture rail.

Bathroom
Having UPVC double glazed obscured window to the rear elevation, a bath, wash hand basin, low level W.C, a radiator.

Outside
Externally, there is a driveway to the side of the property, providing ample parking for at least two vehicles and access to the detached garage. The rear garden is a particular feature of the property, being fully enclosed, generously sized and laid mainly to lawn. There is also an additional rubble area to the side of the driveway, previously used for additional off-road parking.







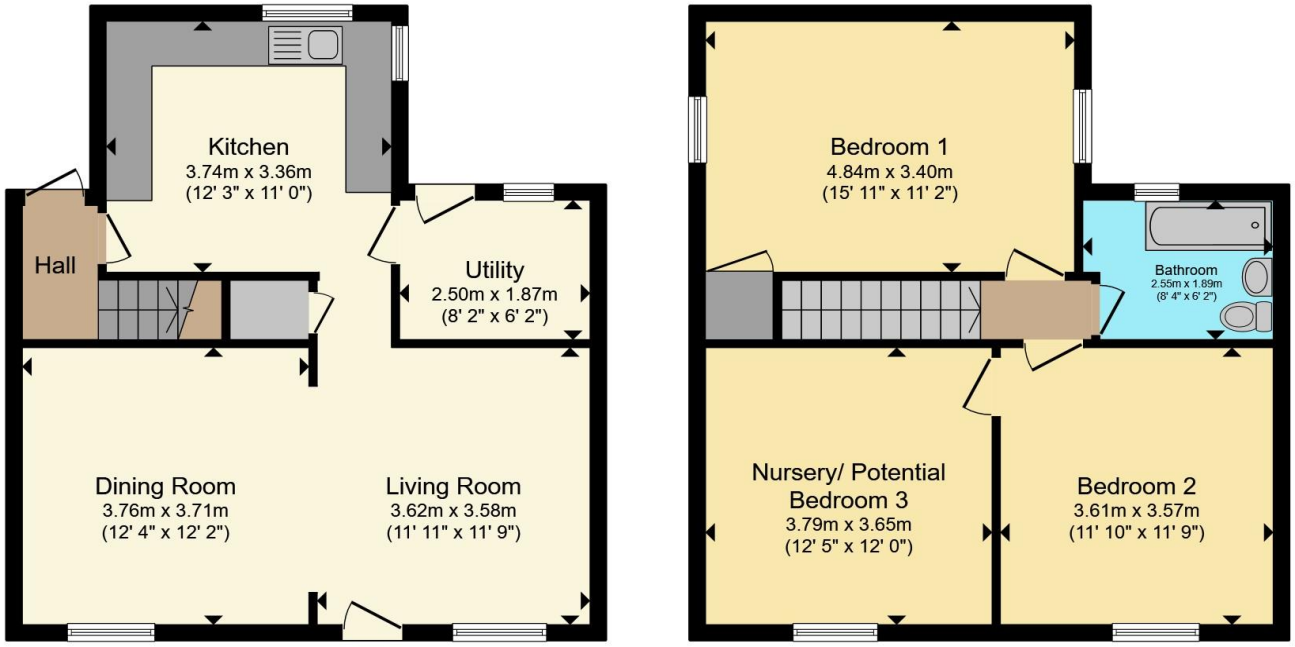












Total floor area 104.9 m² (1,130 sq.ft.) approx

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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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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