

Meadow Way

Chellaston, Derby, DE73 6UW

John 
German



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Auction Guide Price £110,000

Great retirement bungalow tucked away and surrounded by other similar bungalows but not isolated, perfect for anyone looking to be able to walk to the shops or hop on a bus. With compact but well laid out accommodation and a nice corner plot with lovely gardens to potter about in.

Chellaston is a thriving suburban village on the outskirts of Derby with a fabulous range of local amenities including a great range of shops and eateries and highly regarded schools including Chellaston Academy. Chellaston also sits within easy reach of local employment most notably Rolls Royce and has excellent access to major commuter routes via A50/M1/A52/A6.

About the property - To the front is small roofed open air porch with room for a couple of seats to sit and watch the world go by and leading to a uPVC double glazed entrance door that opens into a small entrance lobby with a window to the front and hanging space for coats.

The lobby leads onto the lounge which has a large uPVC double glazed picture window that overlooks the front garden, feature living flame electric fire with an elegant surround, radiator and uPVC double glazed window to the side.

The kitchen sits off the lounge and is fitted with a range of base and eye level units with roll edge work surfaces, stainless steel sink unit with tiled splashbacks, cupboards under, space for appliances (only the fridge is included), radiator, uPVC double glazed window to the rear and entrance door to the side.

A door leads into a rear entrance lobby with a uPVC double glazed entrance door to the side, and a built-in storage cupboard off with plumbing for a washing machine and housing the central heating boiler.

Moving back through the bungalow an internal hallway leads off to the bedrooms and bathroom. The master bedroom has a uPVC double glazed window overlooking the front garden, radiator beneath and a built-in storage cupboard.

Bedroom two is a single bedroom with a uPVC double glazed window to the rear and a central heating radiator.

The bathroom completes the accommodation and comprises low flush WC, pedestal wash basin and a panelled bath with shower over. There is full height ceramic tiling to two walls, uPVC double glazed window to the rear and central heating radiator.

Outside to the front of the property is a pretty lawned garden with ornamental borders and low boundary hedging. Gated access to the side of the property leads to the rear garden which wraps around the side and rear of the property and is again mainly laid to lawn. The vendor tells us that there was planning permission now lapsed for construction of a garage to the side of the and the kerb is already dropped to allow for private off road parking if required subject to planning permission. There is residents only parking at the end of Meadow Way and permits are required.



**Auction Details:**

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

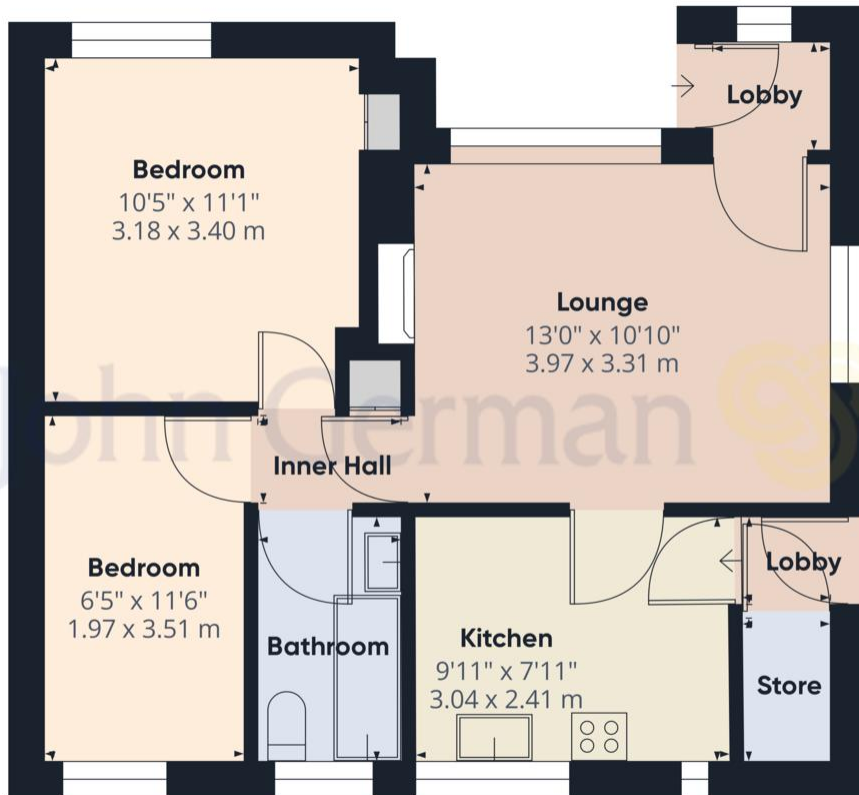
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms





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Approximate total area¹⁾
512.48 ft²
47.61 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Planning permission: Planning permission for a rear extension and dormer windows granted to the property directly behind work underway.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional **Parking:** On road with permit parking available

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability). **AWAITING EPC MEDIA**

Broadband type: N/A

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JG/A/14032024

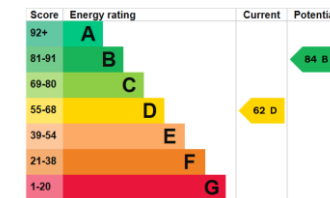
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Agents' Notes - These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees - Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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