

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyer.



Tamworth | 01827 68444 (option 1)



- TRADITIONAL END TERRACED HOUSE
- PLANNING PERMISSION FOR A BUNGALOW IN THE GARDEN
- REQUIRES MODERNISING AND FINISHING
- 3 BEDROOMS PLUS ANOTHER ROOM UPSTAIRS

Regent Street, Church Gresley, Swadlincote, DE11 9PH

Auction Guide Price
 £190,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Offered for sale by the modern method of sale is this traditional end terrace house (originally a detached) with a very large garden which has outline planning permission for a detached bungalow. The house has had a number of modernisation works started but is in need of complete finishing including the installation of a bathroom (a room is allocated for this). Well placed for local amenities including children's nursery and infants/junior schools the property represents a unique opportunity for buyers.

HALL With a front door and a staircase leading up to the first floor

FRONT RECEPTION ROOM 11' 2" x 12' 5" (3.4m x 3.78m) Open doorway from the hall and having a double glazed window to the front and open plan through to:

MIDDLE RECEPTION ROOM 17' 5" x 10' 1" (5.31m x 3.07m) Having a cupboard under the stairs, double glazed window to the rear and a feature brick fire surround

KITCHEN 16' 4" x 7' 7" (4.98m x 2.31m) With a slate effect floor, double glazed window to the side, a exterior side door, open doorway to the middle reception room and also to the utility room

UTILITY ROOM 8' 6" x 4' 9" (2.59m x 1.45m) with a double glazed window, a deep white sink unit and door to:

TOILET with a toilet and high level cistern, wash basin with no water connected

FIRST FLOOR LANDING providing access to all rooms off

BEDROOM ONE 10' 11" x 9' 6" (3.33m x 2.9m) This room is currently used as a sitting room and has a built in cupboard, double glazed window and a staircase up to a mezzanine bedroom area

BEDROOM TWO 9' 7" x 8' 2" (2.92m x 2.49m) with a double glazed window to the rear

BEDROOM THREE 12' 6" x 6' 8" (3.81m x 2.03m) with a double glazed window to the rear

ROOM 7' 1" x 5' 3" (2.16m x 1.6m) with a double glazed window to the side. This room has been proposed as the bathroom

OUTSIDE The house stands behind a shallow foregarden with a hedge and pathway. There is a large side driveway providing off road parking with double gates providing further vehicle access into the rear garden.

To the rear is a very large garden being L shaped with pathway, lawned areas, boundary surrounds. The planning permission allows space for a bungalow plus access driveway and garden and still provide plenty of garden area for the remaining house and a driveway to the front.

AGENTS NOTE Gas is laid to the property but not connected.

Council Tax Band A - South Derbyshire

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - limited voice available for EE, Three, O2 and Vodafone and limited data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 22 Mbps. Highest available upload speed 0.9 Mbps.

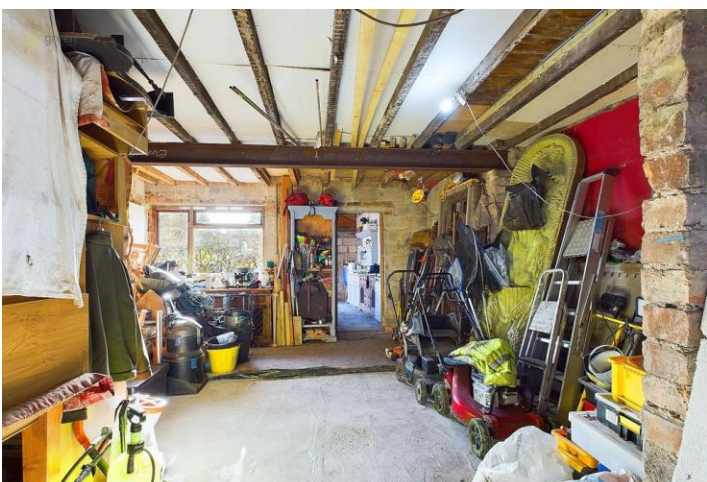
Broadband Type = Superfast Highest available download speed 72 Mbps. Highest available upload speed 19 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.



Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?

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This property is for sale by Green & Company Ltd powered by iamsold Ltd.

The property is for sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to the 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also combined within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and the Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

