



Queen Street  
South Normanton Alfreton



### Property Description

An opportunity to purchase this end terraced house in need of some attention. The accommodation has Lounge and Dining Kitchen. To the first floor are two bedrooms and bathroom. Externally, to the rear is a garden area. Ideally suited for Investors or first time buyers offered with no upward chain.

### 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.

### Reception Lounge

Window and door to the front elevation, Adam style fire surround with backdrop.

### Kitchen

Wall and base units with work surfaces over incorporating a single drainer sink unit with mixer tap. Plumbing for the automatic washing machine, space for fridge freezer, window and door to the rear.

### Landing

### Bedroom One

Window to the front.

### Bedroom Two

Window to the rear.

## Bathroom

Three piece suite comprising of panel bath, low flush wc and wash hand basin. Tile splashbacks.

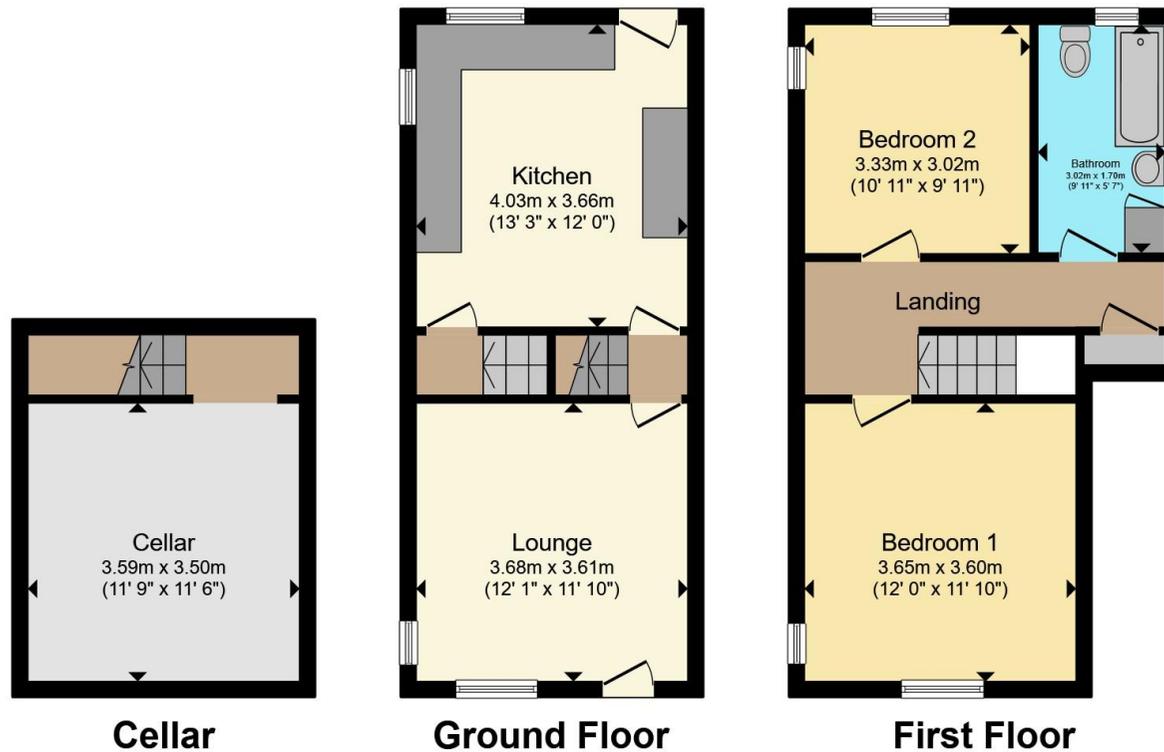
## Garden

The rear of the property has a garden area.









Total floor area 84.6 m<sup>2</sup> (910 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](http://www.propertybox.io)



To view this property please contact Hall & Benson on

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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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