



Swanwick Road  
Leabrooks Alfreton



## Property Description

Situated in a popular residential location is this well-maintained and presented terraced home of which viewing is recommended. With an option to purchase this property fully furnished the spacious accommodation has reception lounge, kitchen fitted with a range of wall and base units and integrated appliances. The rear lobby provides access to the ground floor bathroom which has three-piece suite. To the first floor are two bedrooms, one overlooking the front elevation and one to the rear. The front of the property has a courtyard area with walled frontage, the rear garden is laid to lawn with patio and an area of decking. The property has double glazed windows and a gas heating system.

## 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.

## Ground Floor

### Reception Lounge

The focal point of this room is a feature fire surround incorporating an electric fire. Complementary laminate flooring, radiator and double glazed window to the front.

### Kitchen

Fitted with a range of wall and base units with work surfaces over incorporating a single drainer sink unit. Included in the sale is fridge

freezer ,ntegrated four ring electric hob and oven with extractor hood over and washing machine. Stairs to first floor accommodation, breakfast bar and double glazed window to the rear.

## Rear Lobby

Providing access to the ground floor bathroom,access to the rear garden and door to the side gennel.

## Bathroom

Three piece suite comprising of panel bath with shower over, pedestal wash hand basin and low flush W/C. Tiled splashbacks,radiator and double glazed window to the side.

## Landing

## Bedroom One

Double glazed window to the front and radiator.

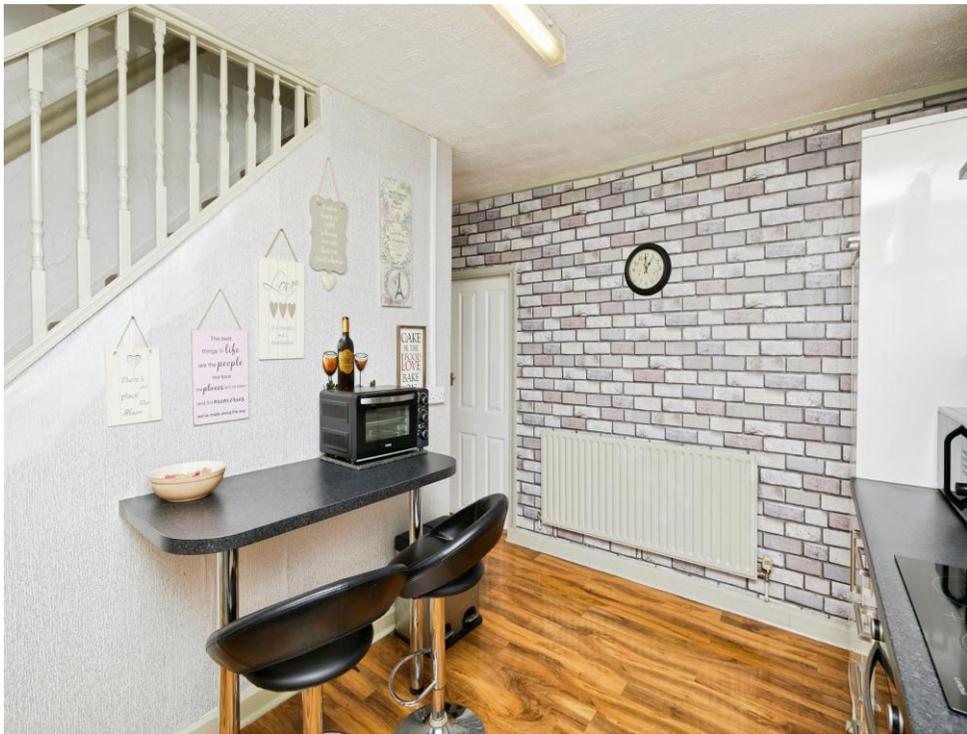
## Bedroom Two

Double glazed window to the rear, radiator and an over stairs cupboard provides storage and houses the gas heating boiler.

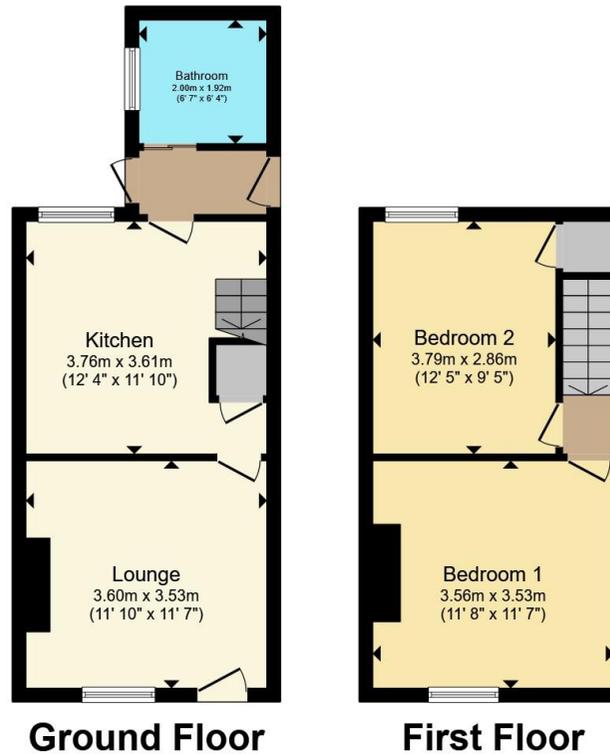
## Outside

The front of the property has forecourt frontage. The rear garden itself is mainly laid to lawn, is larger than average in size and has a paved patio area, an area of decking and fence surround.









Total floor area 60.7 m<sup>2</sup> (653 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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