



£85,000

South Street, Riddings DE55 4EJ

Terraced House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- FOR SALE BY MODERN AUCTION
- T&C`s apply
- Subject to Reserve Price
- Buyers Fees Apply

## Property Description

For sale by the modern method of auction \*t&c`s apply - Two bedroomed terraced property.

## Main Particulars

FOR SALE BY MODERN METHOD OF AUCTION. T&c`s apply.

Two bedroomed terraced property.

### Auction Details

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### Lounge

12' 9" x 12' 6" (3.89m x 3.81m)

### Kitchen

12' 10" x 11' 6" (3.91m x 3.51m)

### Bathroom

6' 2" x 4' 11" (1.88m x 1.50m)

### First Floor

### Bedroom One

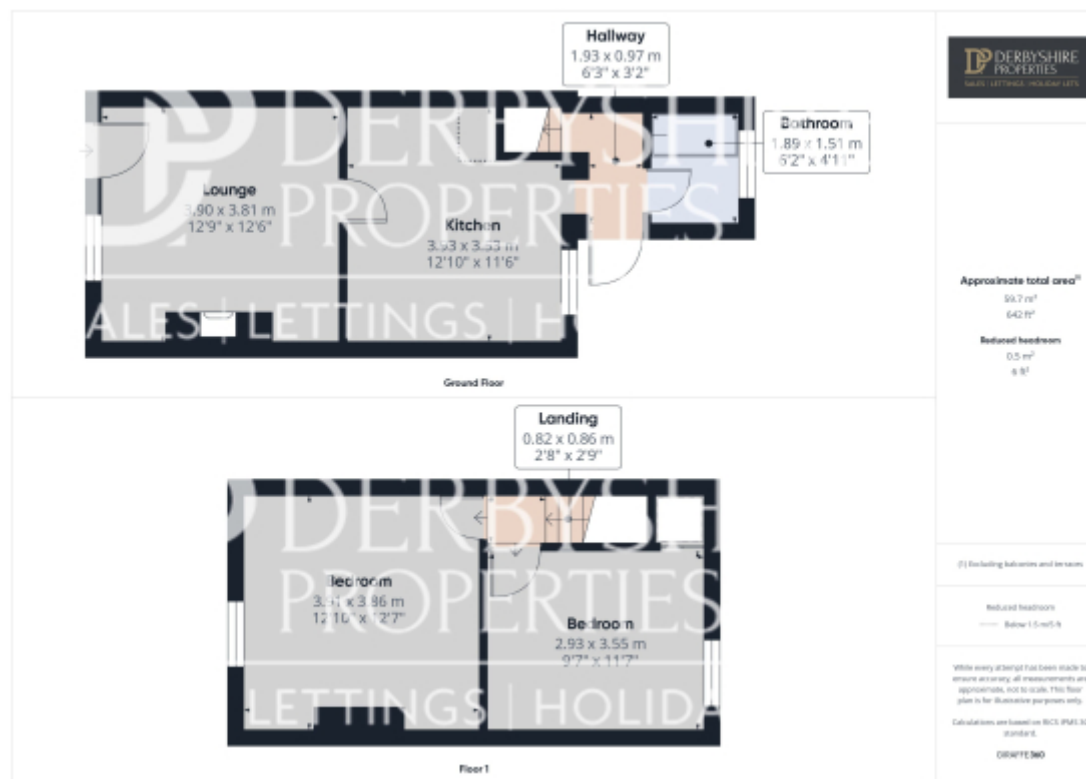
12' 10" x 12' 7" (3.91m x 3.84m)

### Bedroom Two

11' 7" x 9' 7" (3.53m x 2.92m)

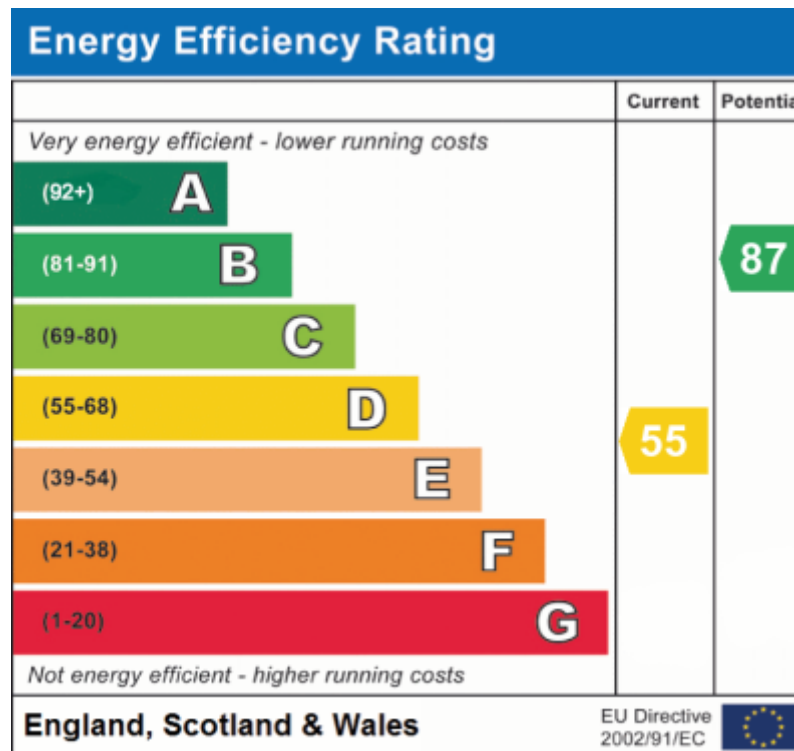






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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