



£175,000

Wilders Lea Court, Belper DE56 1QJ

Detached Bungalow | 2 Bedrooms | 1 Bathroom

01773 820983

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Step Inside

Key Features

- Detached Bungalow
- In Need of Complete Refurbishment
- Driveway & Garage
- Private Cul-De-Sac Location
- Large Rear Conservatory
- Huge Rear Garden With Views
- Ideal Investment Opportunity
- Council Tax Band C

Property Description

*** AUCTION GUIDE PRICE £175,000*** Offered for sale via modern auction is this two bedroom detached bungalow in need of full modernisation and offered with no upward chain.

Main Particulars

*** GUIDE PRICE £175,000***

Offered for sale via the modern auction method is this two bedroom detached bungalow located in sought residential area.

The property requires full modernisation throughout and would ideally suit investor/developer.

Located on a sizable plot with ample parking/garage and a garden that looks out over beautiful rolling countryside.

Viewing essential to avoid missing out !

Side Entrance Hall

Entered via UPVC door with adjoining side panel from the side elevation. Wall mounted radiator, decorative coving internal doors accessing further rooms.

Kitchen

Comprising of a range of wall and base mounted matching units with roll-top work surfaces incorporating a single stainless steel sink drainer unit with mixer taps. Space for gas cooker, under counter space and plumbing for washing machine, wall mounted gas boiler, wall mounted shelving, decorative coving, space for fridge, double glazed window, breakfast bar and wall mounted radiator.

Bathroom

Comprising of a three-piece white suite to include WC, pedestal wash hand basin and panelled bath. Part wall tiling, double glazed obscured window and decorative coving to ceiling.

Living Room

With double glazed patio doors to the rear elevation allowing for access into the conservatory. TV aerial point, decorative coving to ceiling and wall mounted radiator. The feature focal point of the room is a wall mounted electric fire with decorative surround.

Conservatory

Constructed from UPVC units with pitched roof, offering superb elevated views across the garden and rolling countryside beyond.

Bedroom 1

Double glazed window to the front elevation, wall mounted radiator and TV aerial point.

Bedroom 2

Double glazed window to the front elevation and wall mounted radiator.

Outside

To the front elevation is a tarmac driveway that provides parking for numerous vehicles and leads to an attached garage with up and over door light and power. The front garden consists of range of mature trees and shrubbery.

The larger garden offers stunning views across rolling countryside and is mainly laid to lawn with numerous mature trees and shrubbery. The garden does require landscaping to appreciate the full size and scope.

AUCTION INFORMATION

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.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

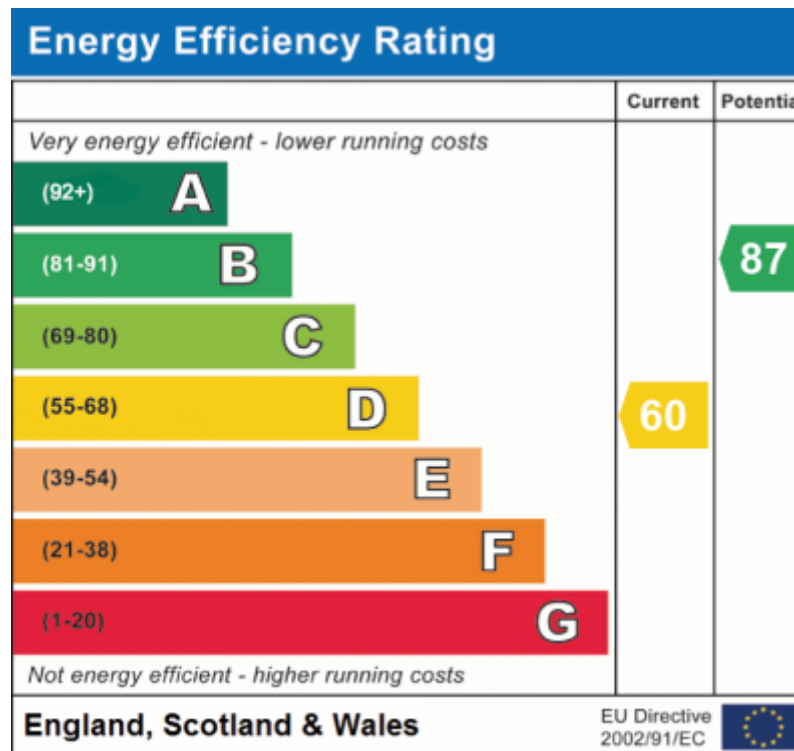
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase 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.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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