



16 Union Road, Swadlincote, Derbyshire. DE11 0QF

£68,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

FOR SALE BY AUCTION - AUCTION DATE 10th DECEMBER 2024

Located in Swadlincote, Reddington Sales and Lettings presents this three bedroom end of terrace property for sale.

It includes a good-sized 1st floor bathroom, entrance hall, ground floor WC, lounge, and breakfast kitchen. It also has an elevated front view and a good-sized side garden with a brick outbuilding. The property features a fitted kitchen with some appliances, LPG central heating, and requires further improvement.

Council Tax Band A. EPC rating AWAITED.

Viewing is highly recommended and can be arranged through Reddington Sales and Lettings.

FEATURES

- For sale by Auction - 10th December 2024
- 3 Bedroom End Terrace
- Ideal buy to let investment
- Local Amenities Close By
- Gas central heating
- Upvc double glazing
- Freehold
- Council Tax Band A
- EPC Awaited



ROOM DESCRIPTIONS

Lounge

With Upvc double-glazed window and door to front elevation, pendant lighting and radiator.

Dining Room

With Upvc double-glazed window to the rear elevation, pendant lighting and radiator.

Kitchen

Having a basic range of wall and base level units stainless steel sink and drainer.

Bedroom One

With Upvc double-glazed window to front elevation, pendant lighting and radiator.

Bedroom Two

With Upvc double glazed window to rear elevation, pendant lighting and radiator.

Bedroom Three

With Upvc double-glazed window to the rear elevation, pendant lighting and radiator.

Landing

Having Upvc double-glazed window to side elevation, radiator, pendant lighting and access to loft space.

Bathroom

Bathroom suite comprising panelled bath, pedestal wash basin, low level wc and radiator.

Outside

Small garden to front. Rear yard and further lawned garden.

Agent Notes

This property is believed to be of standard construction. The property is connected to mains electricity, water, sewerage and tank for oil. Broadband speeds are standard 7mbps and superfast 80mbps. Mobile signal strengths are medium strengths for EE, O2 and Vodafone and low for Three.

Guide Price and Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.



ROOM DESCRIPTIONS

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page. This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise . Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.







