



DERBYSHIRE



Hawthorn Cottage, Parkside, Heage, Belper, Derbyshire DE56 2AF
£210,000 - Freehold



PROPERTY DESCRIPTION

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 £349.00 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 4.5% 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.

Derbyshire Properties are pleased to present this double fronted period cottage packed with original features and offering spacious living accommodation with private gardens, driveway and detached garage. Internally the property comprises of a open plan kitchen/diner, large lounge with feature fireplace and utility room. To the first floor there are three well proportioned bedrooms and period bathroom suite with feature roll top bath. Outside the garden is located to the front elevation and offers a high degree of privacy with very mature boundaries and also benefiting from a driveway and detached garage. An internal inspection is essential to avoid disappointment.

POINTS OF INTEREST

- Character Cottage
- Period Bathroom Suite
- Drive And Detached Garage
- Offered With No Chain/Vacant Possession
- Three double bedrooms
- Charm & Character Throughout
- Viewing Recommended
- COUNCIL TAX BAND B



