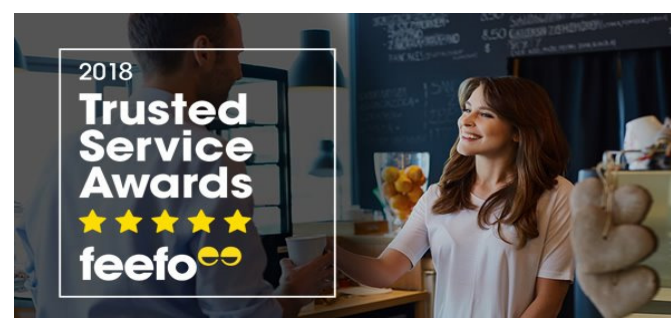




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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Dale Road, Spondon



For Sale by Modern Method of Auction; Starting bid £90,000 plus reservation fee. EXTENDED three bedroom home in need of improvement. Enjoying a generous sunny rear garden. The property is for sale by The Midlands Property Auction powered by iam-sold Ltd.



Guide Price £90,000

Alfreton Tel: 01773 521771
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 Belper Tel: 01773 824232
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 Contact us for more details
www.hallandbenison.co.uk

Dale Road, Spondon, DE21 7DH

VIEWINGS: By Appointment with Hall and Benson
Contact Spondon On 01332 607000

OFFER PROCEDURE: Before contacting a Building Society, Bank or Solicitor you should make your offer to **Spondon Office on 01332 607000** as any delay may result in the sale being agreed to another purchaser involving you in unnecessary costs. Under current legislation you will be required to provide financial information in order to verify your position before we can recommend your offer to the vendor.

- **FOR SALE BY AUCTION, T & C'S APPLY**
- **RESERVATION FEE APPLICABLE**
- **SUBJECT TO AN UNDISCLOSED RESERVE PRICE**
- **ONLINE BIDDING AVAILABLE**
- **FIXED TIMESCALES FOR EXCHANGE AND COMPLETION**
- **BUY WITH FINANCE**
- **PRICED TO SELL**

Accommodation - The property is approached via a PVCu double glazed exterior door into:

Entrance - with wall light, central heating radiator and stairs leading to first floor landing.

Lounge - 14'4" x 10'8" (4.37m x 3.25m)
measurements taken into bay & recess. With ceiling light point, wall lights, central heating radiator, stone fireplace and double glazed bay window to front elevation.

Dining Room - 14'3" x 10'11" (4.34m x 3.33m)
maximum measurements. With ceiling light point, central heating radiator, wall mounted gas fire, door providing access to understairs storage cupboard and double glazed window to side elevation.

Kitchen - 12'7" x 6'11" (3.84m x 2.1m)
fitted with eye and base level units with worktops over incorporating a stainless steel sink unit. Space for cooker, washing machine and fridge/freezer. Ceiling light point, central heating radiator, double glazed window to rear elevation and double glazed exterior door leading onto the rear garden.

Bathroom - appointed with a bath, wash hand basin, WC and shower area. Ceiling light points, central heating radiators and double glazed window to side elevation.

Stairs lead to:

First floor landing - with ceiling light point, double glazed window to side elevation and loft hatch providing access to roof space.

Bedroom One - 12'9" x 10'8" (3.89m x 3.25m)
with ceiling light point, central heating radiator and double glazed window to front elevation.

Bedroom Two - 11' x 7'3" (3.35m x 2.2m)
with ceiling light point, airing cupboard housing hot water cylinder, central heating radiator and double glazed window to rear elevation.

Bedroom Three - 12'4" x 6'6" (3.76m x 1.98m)
6'6" narrows to 5'5". With ceiling light point, central heating radiator and double glazed window to rear elevation.

Separate WC - appointed with a WC. Ceiling light point and double glazed window to side elevation.

Outside - To the front of the property is a driveway providing off-road parking. The driveway continues down the side of the property onto the detached garage. Side access gate leading onto the sunny rear garden being mainly laid to lawn with several established bushes.

Auctioneer's Comments - This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the buyer to exchange contracts immediately; however, from the date the draft contract for sale is received by the Buyer's solicitor, the buyer has 56 DAYS in which to complete the transaction; whilst using every endeavour to exchange contracts within the first 28 days. Allowing the additional time to exchange contracts means interested parties can proceed with traditional residential finance. Upon close of a successful auction, or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.2% of the final agreed sale price including VAT - this is subject to a minimum of £6,000.00 including VAT - which reserves the property from sale by securing the transaction and takes the property off the market. The Reservation Fee is paid in addition to the final negotiated selling price. A non-refundable Buyer Information Pack fee of £300.00 including VAT is payable towards the preparation cost of the pack, if the Buyer Information Pack has been produced and provided by IAM Sold. The Documents in the pack can then be used by your solicitor during the conveyancing stage of the purchase. It is recommended that you view the Buyer Information Pack before agreeing to your purchase. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification for this must be sought from your legal representative. The buyer will be required to sign a Reservation Agreement to confirm acceptance of the terms prior to solicitors being instructed. A sample copy of the Reservation Agreement and all terms and conditions can be found in the Buyer Information Pack, which can be downloaded from the auction section of our website, or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by the Central Midlands Property Auction powered by IAM Sold