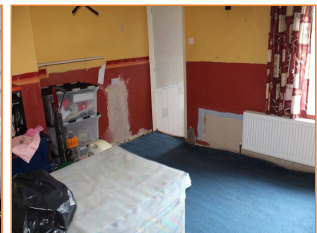
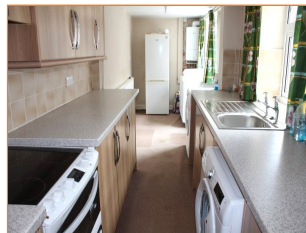
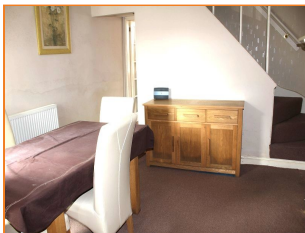


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## Bridge Street, Pilsley, £45,000

- BEING SOLD VIA ON LINE AUCTION
- STARTING BID £45,000
- MID TERRACE
- TWO BEDROOMS
- REQUIRES WORK
- ENERGY RATING D



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

*All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specific to the contrary interested parties should note that:- 1). These particulars are given without responsibility of Green & May Ltd or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or part of an offer or contract; 2). Green & May Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; 3). The vendors or lessors and neither Green & May Ltd or any employee of Green & May Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; 4). VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessors must satisfy themselves as to the applicable VAT position, if necessary by taking professional advice.*

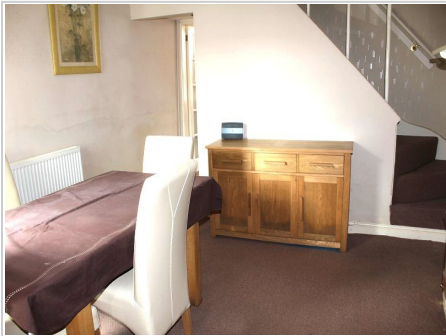
This property which has been affected by flooding is being sold via secure sale online bidding. Terms and condition apply. The starting bid is £45,000. The property would appeal to builders/developers who would be paying cash. Briefly the accommodation comprises: Lounge, separate dining room and kitchen. There are two bedrooms and a bathroom on the first floor and a garden area to the rear. The property is being sold with the furniture in situ.

## Accommodation



### Fitted Kitchen (20' 01" x 6' 11") or (6.12m x 2.11m)

With wall and base units, rolled edged counter tops, complementary tiling to the walls, inset single drainer stainless steel sink unit, plumbing for automatic washing machine, electric cooker point, wall lounged gas central heating boiler, appliance space, central heating radiator and two double glazed windows to the side elevation.



### Dining Room (12' 01" x 12' 0") or (3.68m x 3.66m)

With double glazed window, central heating radiator, under stairs store and stairs rising to the first floor accommodation.



### Lounge (11' 08" x 11' 04") or (3.56m x 3.45m)

With double glazed window and door to the front elevation, TV aerial connection point feature fire place with pebble effect electric fire, meter cupboard and central heating radiator.

## Landing

With doors to the bedrooms and bathroom.



### Bedroom 1 (10' 03" x 9' 08") or (3.12m x 2.95m)

Plus wardrobe depth. With fitted wardrobes with cupboards above, coving to the ceiling double glazed window to the front elevation and central heating radiator.



## Bedroom 2 (12' 01" x 9' 09") or (3.68m x 2.97m)

Widening to 11ft x 11ft. With access to the loft space, door to the bathroom, central heating radiator and double glazed window to the rear elevation.



## Bathroom

With three piece suite comprising: panelled bath, low level WC, pedestal wash hand basin, complementary tiling to the walls double glazed window to the rear elevation and door to the second bedroom.



## Outside

To the rear of the property there is a garden area.

## Viewing Arrangements

, Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure .Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a

solicitor prior to proceeding with any property and/or Land Title purchase.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

### Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:59

### Tenure

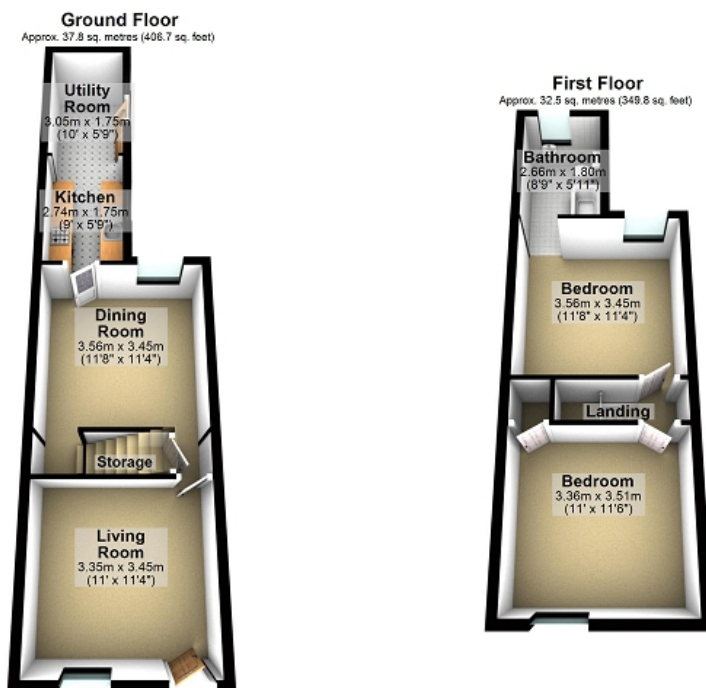
We are informed that the tenure is Freehold

### Council Tax

Band A

### Directions


For Satellite Navigation the Post Code is S45 8HE



Total area: approx. 70.3 sq. metres (756.5 sq. feet)

Disclaimer: Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.