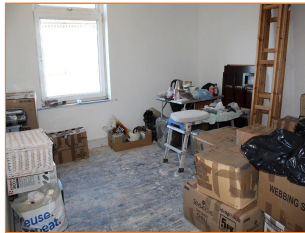


11 High Street, Alfreton, Derbyshire DE55 7DR

Tel: 01773 832 888

Fax: 01773 835 888

sales@greenandmay.co.uk



High Street, Somercotes, Starting Bid £70,000

- AUCTION PROPERTY
- STARTING BID £70,000
- RENOVATION STARTED NOT COMPLETED
- TWO BEDROOMS
- ATTENTION DEVELOPERS
- ENERGY RATING D



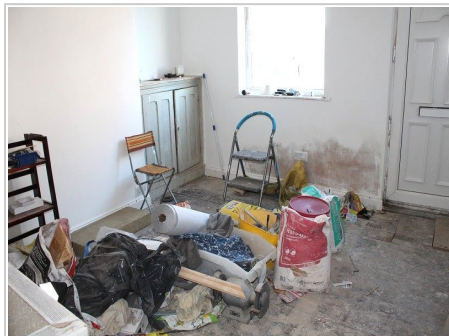
Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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.

An opportunity has arisen to acquire this partially completed renovation of this terraced house within Somercotes which is being sold by modern auction. The accommodation briefly comprises: Lounge, dining room, two bedrooms and a bathroom. Would potential purchasers please note that there is no kitchen and the central heating is not connected. We would recommend early viewing to builders/landlords who are cash buyers.

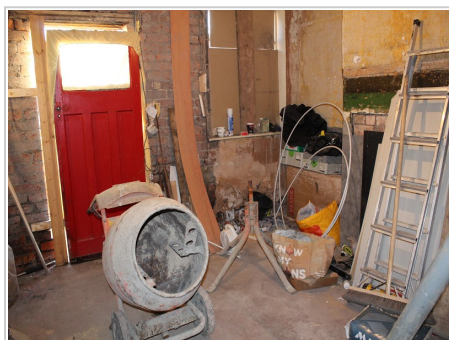
Within Somercotes there is a late opening Co-op, general store, post office medical centre, chemist, public house, fast food outlet, bus routes, play park and a range of schooling. The M1/A38 may be accessed at junction 28 which provides transport links to the surrounding centres of Nottingham Derby, Mansfield and Chesterfield. Lying just off the A38 is The East Midlands Designer Outlet which provides retail opportunities, restaurants and coffee shops.

Accommodation



Lounge (11' 11" x 11' 11") or (3.63m x 3.63m)

With double glazed door and window to the front elevation and meter cupboard. The vendor advises that this room has recently been re-plastered

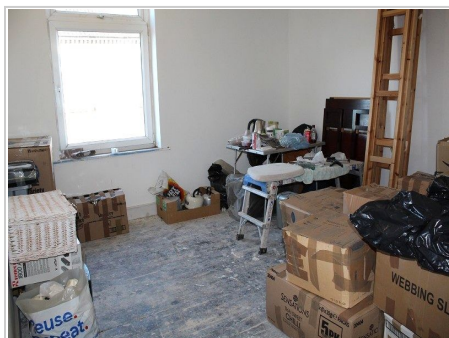


Dining Room (12' 0" x 11' 11") or (3.66m x 3.63m)

With window to the rear elevation, central heating radiator and under stairs store.

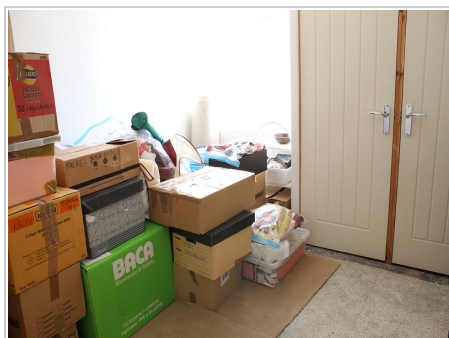
Landing

With central heating radiator and access to the loft space.



Bedroom 1 (11' 11" x 11' 11") or (3.63m x 3.63m)

With double glazed window to the front elevation and central heating radiator. The vendor informs us that this room has recently been re-plastered.



Bedroom 2 (10' 04" x 9' 05") or (3.15m x 2.87m)

Widening to 11ft 11. With built in cupboard housing the central heating boiler, central heating radiator and double glazed window. The vendor informs us that this room has recently been re-plastered. Would potential purchasers please note that the central heating boiler is not currently connected but the vendor informs us that prior to the disconnection the boiler was functional.



Bathroom

With white three piece suite comprising: p-shaped bath with twin head shower over and glazed shower screen, low level WC, wash hand basin with cupboards below, complementary tiling to the walls, heated towel rail, laminate floor and double glazed window to the rear elevation.



Outside

To the rear there is a garden area which is laid to lawn.

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 under conditional (Modern) 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:66

Tenure

We are informed that the tenure is Freehold


Council Tax

Band A

Directions

For Satellite Navigation the Post Code is DE55 4HD



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	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.