



## 65 Borough Street

Castle Donington, Derby, DE74 2LB

Auction Guide £110,000





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## THE VILLAGE

Castle Donington itself has a high standard of amenities including shops, pubs, restaurants, doctors surgery, pharmacy and super market. For the commuter East Midlands airport, Parkway railway station and the national motorway network are all readily accessible as are Nottingham, Derby and Leicester via the 24 hours Skylink bus service.

## ACCOMMODATION

### GROUND FLOOR

#### SITTING ROOM

16'7" x 9'5" (5.05 x 2.87)

With Pvc framed glazed door, double glazed window to the front elevation, central fireplace with exposed brickwork. Central heating radiator, stairs rising to the first floor, latch key door leading to the inner hall.

#### UTILITY CUPBOARD

Useful cupboard in hallway offering utility space for washing machine and tumble dryer.

#### GUEST CLOAKROOM

Comprising a suite of low level flush wc and wash hand basin.

#### LIVING ROOM

12'8" x 9'9" (3.86 x 2.97)

With double glazed window to side and rear elevations. Central heating radiator. Multi fuel burner inset within the chimney breast, quarry tiled hearth. Latch key door.

#### KITCHEN

10'7" x 7'7" (3.23 x 2.31)

With double glazed window to the side elevation, Pvc framed double glazed door accessing to the exterior.

Range of base and wall units, work surfaces, inset four ring gas hob and extractor fan over. Built in oven. Stainless steel sink and drainer with swan neck mixer tap over. Space for white appliances. Wall mounted combination boiler, central heating radiator.

#### BEDROOM ONE

16'8" x 8'7" (5.08 x 2.62)

With double glazed window to the front elevation. Central heating radiator, latch key door

#### BEDROOM TWO

10'6" x 7'6" (3.2 x 2.29)

With double glazed windows to the side elevation. Central heating radiator. Access to the roof space.

#### STUDY/DRESSING ROOM

9'5" x 5'3" (2.87 x 1.6)

With double glazed window to the rear elevation, central heating radiator. Access through to the bathroom.

#### BATHROOM

With opaque double glazed window to the rear elevation. Comprising a three piece suite of panelled bath with mains fed shower over, wash hand basin and WC. Heated Chrome towel rail.

#### OUTSIDE.

The property has a useful out building.

#### Notes Auction Details

Please note this property has NO outside space or garden. Parking on street is available in Borough Street between the hours of 6pm and 8am.

Auction Details:

The sale of this property will take place on the stated date by way of Timed Auction and is being sold as

Unconditional with Variable Fee (England and Wales).

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

All sales are subject to SDL Property Auctions' Buyers Terms.

#### Auction Deposit and Fees:

The following deposits and non-refundable auctioneer's fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyer's Fee does not contribute to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation of stamp duty liability.

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.

#### 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.

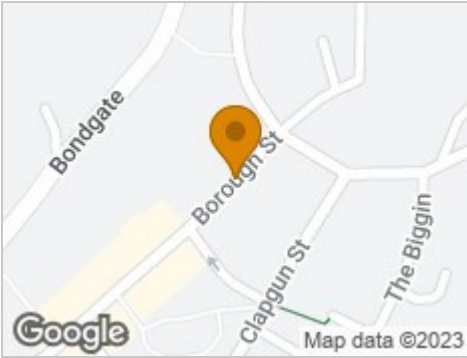
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack.

#### Guide Price & 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.



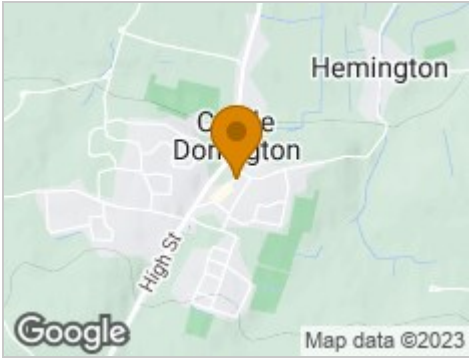
Road Map



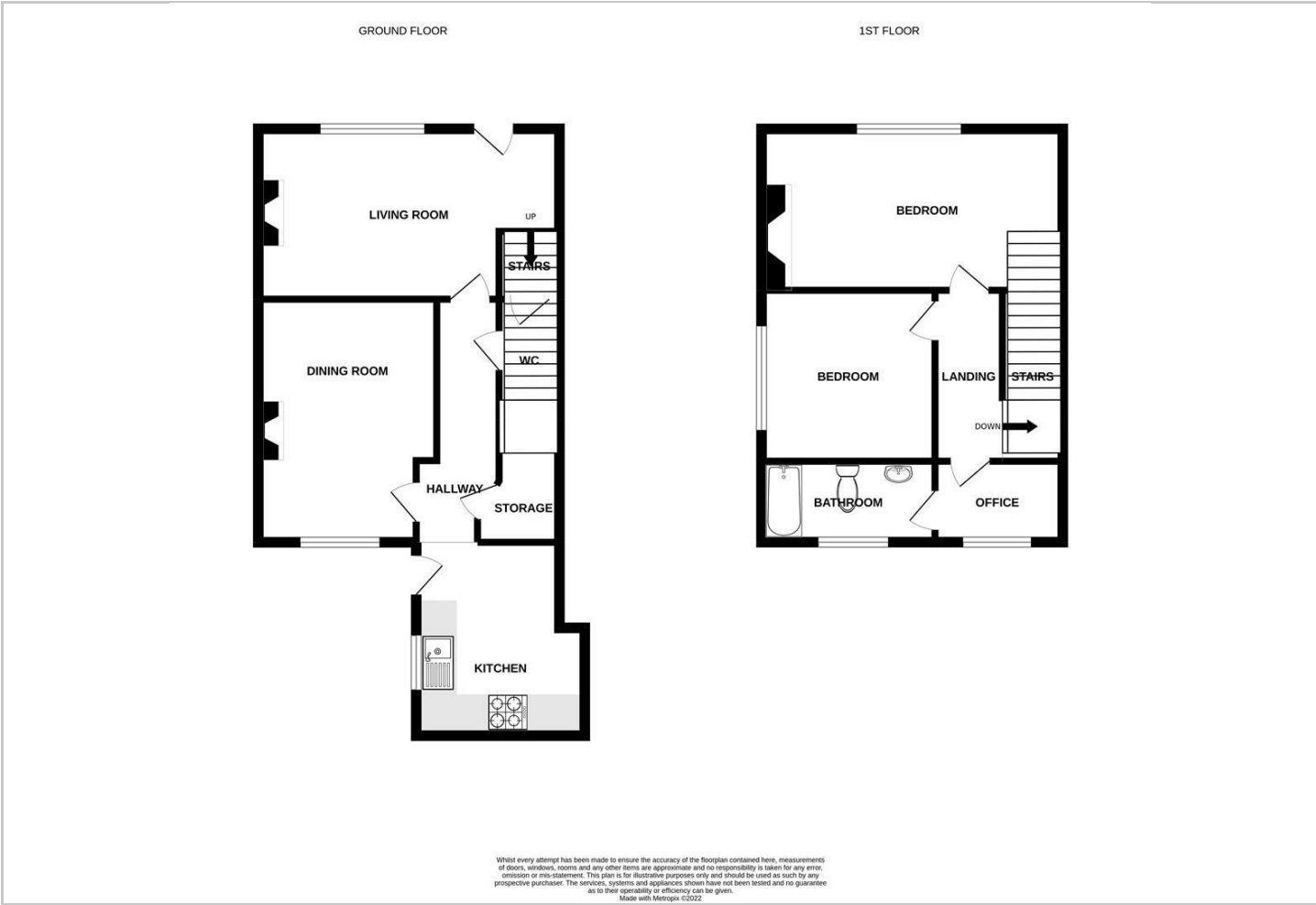
Hybrid Map



Terrain Map



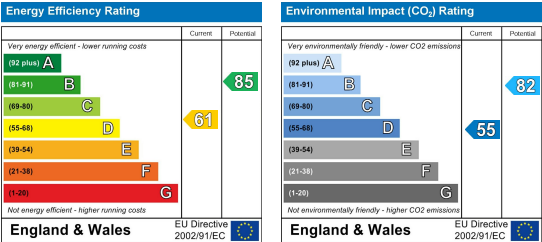
Floor Plan



Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.