



93 Derby Road  
Burton Upon Trent





# 93 Derby Road

## Burton Upon Trent

### DE14 1RN



2



1



2



G



acre(s)

FOR SALE BY INFORMAL TENDER, OFFER DEADLINE DATE 9th AUGUST 12 NOON

A spacious two bedroom terrace property with off road parking to the front. The property is well placed for local amenities, train station and the hospital. The house requires full modernisation.

## £135,000



Ashbourne - 01335 342201



ashbourne@bagshaws.com

### Description

A spacious two bedroom terrace property with off road parking to the front. The property is well placed for local amenities, train station and the hospital. The house requires full modernisation.

#### Living Room 10'5" x 11'9"

A well proportioned lounge with feature tiled open fire and double glazed window to the front elevation.

#### Dining Room 13'9" x 11'11"

With an open fire, built in cupboard and double glazed window to the rear over looking the garden.

#### Kitchen 10'9" x 6'10"

Tiled floor and walls, stainless steel sink and cooker point. double glazed window and door leading out to the rear of the property.

#### Bedroom One 11'9" x 10'5"

With double glazed window to the front of the property

#### Bedroom Two 11'9" x 10'5"

With open fire and double glazed window to the rear.

#### Bathroom 6'10" x 10'5"

Basin, W.C, bath and cupboard housing the hot water tank.

#### Externally

The garden is mostly down to grass with a patio area. There are two store rooms, one housing an outside W.C.

#### Services

We understand the property is served by mains water, electricity, gas and drainage but would recommend prospective purchasers make their own enquiries.

#### EPC Rating

G

#### Council Tax Band

A

### Method of Sale

The property will be sold via informal tender. Please request a tender form from Rebecca at the Uttoxeter office either via email [Rebecca.spall@bagshaws.com](mailto:Rebecca.spall@bagshaws.com) or 01889 562811. The tender deadline date is Friday 9th August At 12 Noon.

### Tenure and Possession:

The property will be sold freehold with vacant possession.

### Viewings

Strictly by appointment through the Ashbourne office of Bagshaws on 01335 342201.

### Local Authority

East Staffordshire Borough Council, The Town Hall, King Edward Place, Burton on Trent DE14 2EB

Tel: 01283 508000

### Money Laundering Regulations

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party. This documentation must be provided at the time the offer is submitted.

### Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.

### Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



#### Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

Vine House Church Street, Ashbourne, Derbyshire, DE61AE

T: 01335 342201

E: [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)

[www.bagshaws.com](http://www.bagshaws.com)

In partnership with Bury and Hilton

