



Heath Road

Burton upon Trent, DE15 9LG



Heath Road
Stapenhill
Burton upon Trent
DE15 9LG



2



1



1



F

An opportunity to purchase a two bedroom mid-terrace property with excellent potential for enhancement or as a renovation project and being close to local amenities.

**For Sale by Public Auction at 3:00pm on Wednesday 30th April at the Paddock Pavilion,
Uttoxeter Racecourse, ST14 8BD.**

Auction Guide Price:

£80,000



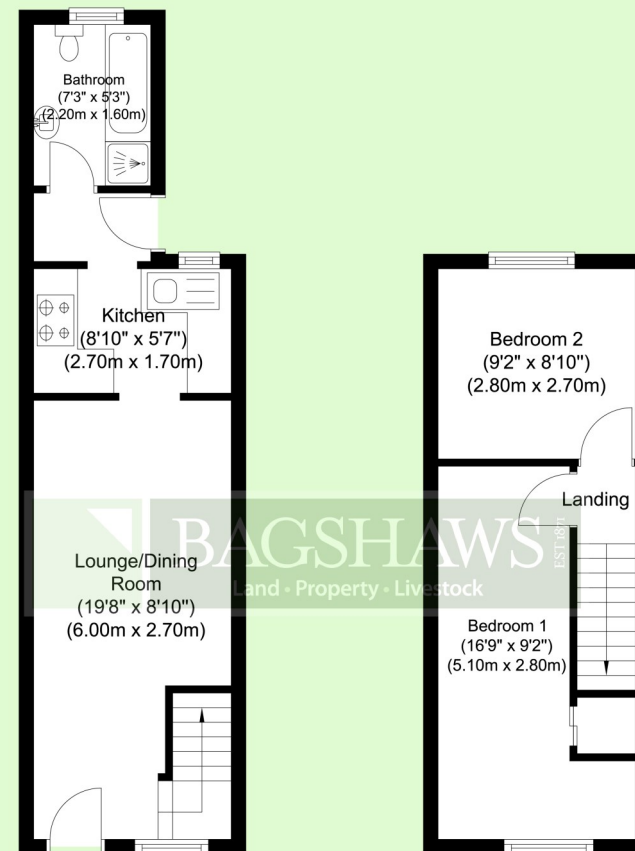
Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Description:

A mid-terrace property located close to Burton town centre with good access links to the A444, A38 and A50, close to local amenities, parks and schools. The property is ideal for commuters, investors or first time buyers.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Assessments First

Ground Floor:

The living/kitchen area is open plan with stairs going off to the first floor. The kitchen consists of floor and base units with a breakfast bar, stainless steel sink and electric oven point. The family bathroom is to the rear of the property and has W.C, basin and bath. The property is in need of full refurbishment.

The First Floor:

Upstairs there are two double bedrooms and both are in need of refurbishment.

Garden:

To the rear of the property there is a courtyard, shared pathway and fenced garden which is currently over grown.

Services:

The property is served by mains water and electricity. There is no gas currently connected.

It is understood that the property currently benefits from excellent broadband connectivity, as fibre-optic infrastructure is installed directly to the premises. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the

Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location

There is street parking, without allocated spaces.

Viewing:

Viewings are strictly by appointment only.

Fixture and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order

Tenure and Possession:

The property is being sold freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

To the rear of the property there is a shared pathway which neighbours have the right of access over.

Method of Sale:

The property is offered for sale by Public Auction at 3:00pm on Wednesday 30th April at the Paddock Pavilion, Uttoxeter Racecourse, ST14 8BD.

Vendor's Solicitors:

Timms Solicitors, 3 Anson Court, Burton upon Trent, DE14 1NG

Local Authority:

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

DE14 2EB

Tel: 01283 508000

Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £500+ VAT (£600 inc. VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

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.



Vine House, Church Street, Ashbourne, Derbyshire, DE6 1AE

T: 01335 342201

E: ashbourne@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

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

