



RE/MAX
Elite



78 Holly Road, Uttoxeter, ST14 7DY

Guide price £260,000





78 Holly Road

Uttoxeter, ST14 7DY

- FOUR BEDROOMS
- GREAT LOCATION
- OPEN PLAN BREAKFAST KITCHEN
- DRIVEWAY
- REAR GARDEN
- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- UTILITY ROOM
- GARAGE

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). The end date for the Auction is 31/10/20205

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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Lounge	14'5" x 12'0" (4.41 x 3.67)
Dining Room	13'6" x 12'0" (4.13 x 3.67)
Study	12'1" x 7'10" (3.70 x 2.40)
Open plan Kitchen	21'11" x 13'6" (6.70 x 4.13)
Utility Room	8'10" x 5'8" (2.71 x 1.73)
Shower Room	
Bedroom One	13'6" x 12'1" (4.14 x 3.70)
Bedroom Two	13'6" x 12'1" (4.14 x 3.70)
Dressing Room	3'10" x 7'6" (1.18 x 2.31)
Bedroom Three	12'1" x 8'3" (3.70 x 2.52)
Bedroom Four	12'1" x 7'11" (3.70 x 2.42)
Family Bathroom	11'0" x 5'6" (3.37 x 1.70)
Rear Garden	

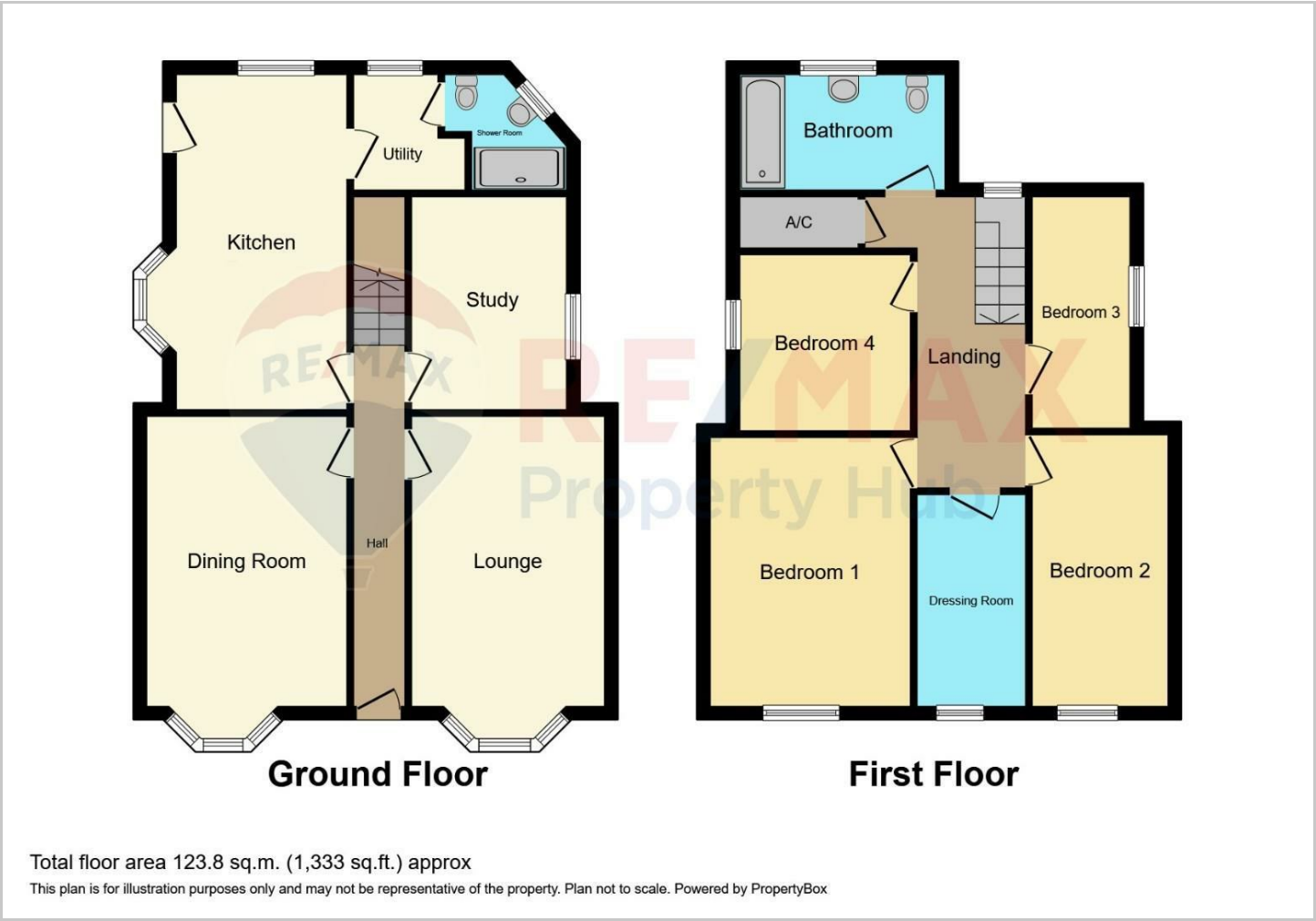


[Directions](#)





Floor Plans



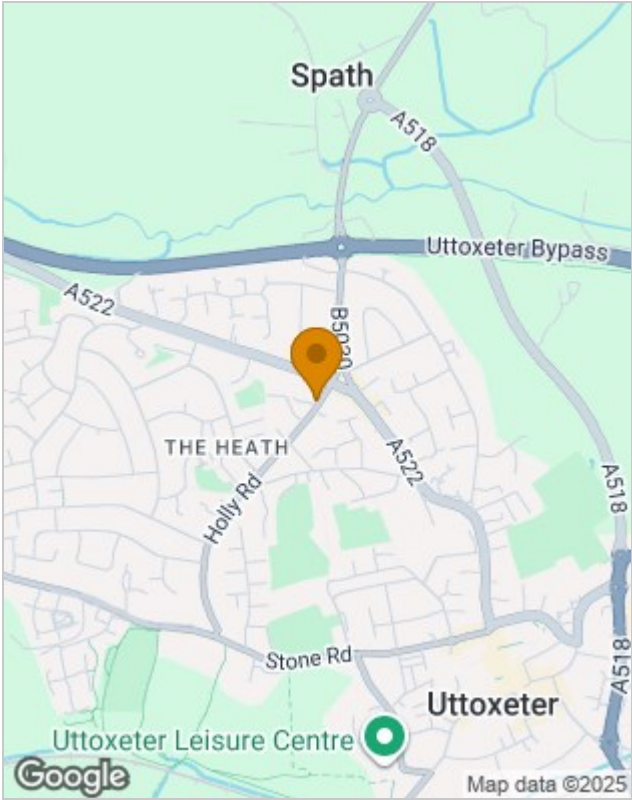
Viewing

Please contact our RE/MAX Elite Sales - Jonathan Pearson Office on if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Tel: Email:

Location Map



Energy Performance Graph

