



Duke Street, Tutbury Burton-On-Trent DE13 9NE

welcome to

Duke Street, Tutbury Burton-On-Trent

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS TUESDAY 30th JULY 2024 AT 9.00AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.



Ground Floor Entrance Hallway

Enter through the front door into the entrance hallway, with tiled flooring and giving access to lounge, bathroom and kitchen, with windows to the front and side elevation.

Bathroom

With a window to the side elevation, low level wc, wash hand basin, bath with shower attachments above.

Lounge

15' 9" x 11' 8" (4.80m x 3.56m)

With windows to the side elevation, tiled flooring, fitted storage cupboard, fitted fireplace, radiator.

Kitchen

16' 2" x 8' 8" (4.93m x 2.64m)

Central heating radiator, fitted kitchen comprising of steel sink fitted in a base unit, further base, wall and drawer units, storage cupboard, space for washing machine and space for cooker, window to the front elevation.

First Floor

Bedroom One

12' 4" x 11' 1" (3.76m x 3.38m)

Window to the side elevation, central heating radiator, fitted fireplace.

Room One

8' 6" x 8' 4" (2.59m x 2.54m)

Skylight, central heating radiator, archway leading to Room Two.

Room Two

8' 1" x 7' 4" (2.46m x 2.24m)

Bedroom Three

11' 2" x 10' 9" (3.40m x 3.28m)

Window to the side elevation, central heating radiator.

Bedroom Two

12' x 10' 8" (3.66m x 3.25m)

Window to the side elevation, central heating radiator, wooden fitted storage cupboards.

Second Floor Bedroom Five

15' 3" x 10' 6" (4.65m x 3.20m)

Window to the side elevation, fitted fireplace, central heating radiator.

Bedroom Four

12' x 10' 8" (3.66m x 3.25m)

Window to the side elevation, central heating radiator, archway to cupboard.

Exterior

Access to the property is gained by an archway leading to the front door. To the rear of the property is a private and enclosed garden, mainly laid to lawn. Access to the garden is gained via a door off the utility room and also via an external door to the front of the property which is shared access.

Auction Details

AUCTION DATE: TUESDAY 30TH JULY 2024

BIDDER REGISTRATION: Please ensure you are registered to bid on the Barnard Marcus Auctions website by 2pm on Monday 29th July 2024

DOWNLOAD LEGAL DOCUMENTS FROM BARNARD MARCUS AUCTIONS WEBSITE

Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety Advice For Pro

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

Guide And Reserve Prices

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Note

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,500 (including vat) payable on the fall of the hammer. Guidance notes are set out in the catalogue in relation to auction lots, particularly from a



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Duke Street, Tutbury Burton-On-Trent

- ****TRADITIONAL AUCTION PROPERTY****
- Council tax band: C
- Project property
- Grade II Listed
- Five bedrooms

Tenure: Freehold EPC Rating: E

guide price

£160,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/MVR108383](https://www.bagshawsresidential.co.uk/Property/MVR108383)



Property Ref:
MVR108383 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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