



**The Black And White Cottage Chapel Lane, Rolleston-On-Dove
Burton-On-Trent DE13 9AG**

welcome to

The Black And White Cottage Chapel Lane, Rolleston-On-Dove Burton-On-Trent

GUIDE PRICE £270,000

AVAILABLE POST AUCTION

BIDDER REGISTRATION: Please ensure you are registered to bid on the Barnard Marcus Auctions website by 2pm on Monday 14th October 2024

DOWNLOAD LEGAL DOCUMENTS FROM BARNARD MARCUS AUCTIONS WEBSITE.

Entrance Hallway

Gaining access to the property through the entrance doorway, there is carpeted flooring, and archways leading to the reception and dining room.

Dining Room

16' 6" x 10' 9" (5.03m x 3.28m)

With carpeted flooring, window to the front and rear elevation, central heating radiator, a tiled area with space for a log burner, and a door leading to the rear garden.

Shower Room

9' 5" x 5' (2.87m x 1.52m)

With tiled flooring, low level w/c, wash hand basin, shower compartment, aluminium heated towel rail.

Lounge

15' 7" x 11' (4.75m x 3.35m)

With carpeted flooring, window to the front elevation, fireplace with brick base and space for a log burner, door to the kitchen and stairs to the first floor.

Kitchen

10' 4" MAX x 9' 5" MAX (3.15m MAX x 2.87m MAX)

With tiled flooring, windows to the rear and side elevation, fitted kitchen comprising of a sink set in a base unit, further base, wall and drawer units, integrated oven, cooker hood, space for appliances, and a door to the rear garden.

Landing

With carpeted flooring and doors leading to the bedrooms and bathroom.

Master Bedroom

16' 6" x 13' 1" (5.03m x 3.99m)

With carpeted flooring, a window to the front and

rear elevation, central heating radiator, storage cupboard and a door leading to the dressing room.

Dressing Room

16' 6" MAX x 7' 8" MAX (5.03m MAX x 2.34m MAX)

With carpeted flooring, a window to the rear elevation, central heating radiator, and a storage cupboard.

Bedroom Two

13' 7" x 11' (4.14m x 3.35m)

With carpeted flooring, a window to the side elevation, central heating radiator.

Bathroom

9' 8" MAX x 9' 2" MAX (2.95m MAX x 2.79m MAX)

With tiled flooring, a window to the rear and side elevation, low level w/c, wash hand basin, shower compartment, bath with shower attachments, and storage cupboard.

External

To the front of the property there is an entrance door leading to the property and a drive through garage providing access to the garage in the rear garden. To the rear of the property there is a brick paved patio area leading to the external buildings with stairs leading to the laid-to-lawn garden. With a vast amount of mature shrubbery and trees this garden is ideal for relaxing and entertaining. With the rear garage and the outhouse.





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

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.

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 purchasing perspective.



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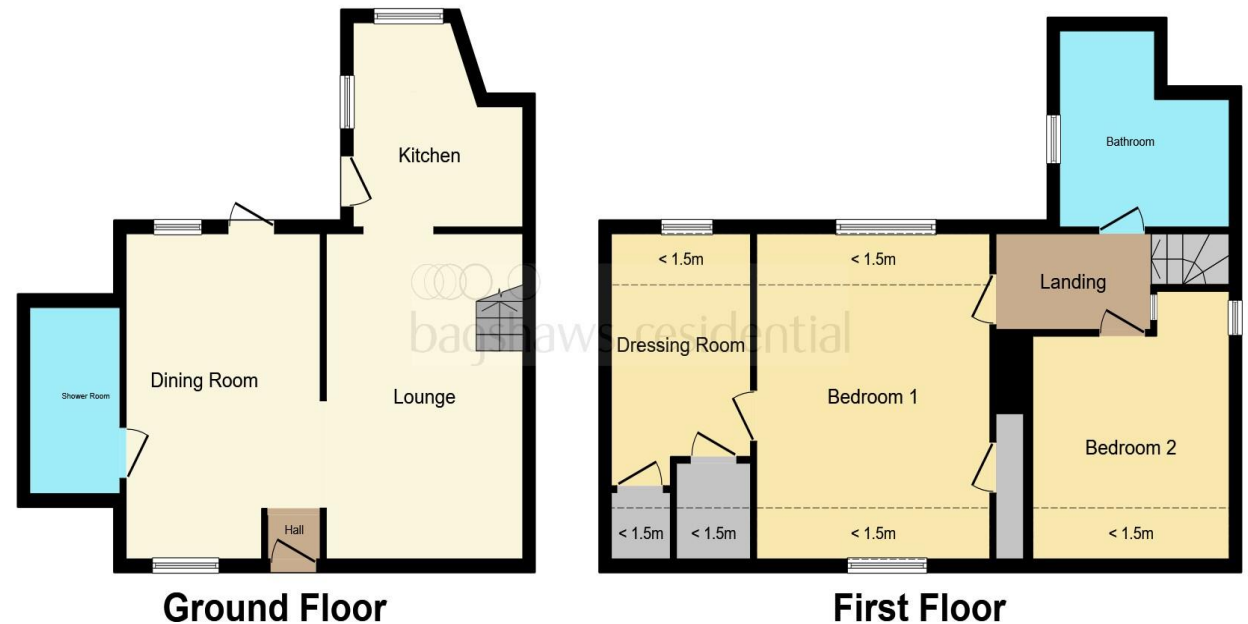
The Black And White Cottage Chapel Lane, Rolleston-On-Dove Burton-On-Trent

- GRADE II LISTED
- Spacious rear garden with garage and outhouse
- Two double bedrooms
- Downstairs shower room, bathroom and W/C
- Sizeable lounge and dining room

Tenure: Freehold EPC Rating: Exempt

guide price

£270,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
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