



High Street, Uttoxeter. ST14 7JJ

welcome to

High Street, Uttoxeter

Ideal for FIRST TIME/INVESTMENT BUYER and being sold by Modern Method of Auction: Starting Bid price £87,000 plus Reservation fee is this DECEPTIVELY SPACIOUS traditional mid terrace cottage comprising: spacious lounge diner, kitchen. First floor two bedrooms and bathroom. Rear raised terrace area.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Access to the property is gained via:

uPVC Entrance Door:

Leading into:

Lounge Diner:

Lounge Area:

15' 3" x 9' 8" (4.65m x 2.95m)

Having double glazed window to the front elevation; central heating radiator; laminate flooring; opening into:

Dining Area:

16' 7" x 10' 8" (5.05m x 3.25m)

Having central heating radiator; leading into:

Kitchen:

11' 4" x 6' 4" (3.45m x 1.93m)

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base units all with work surface above; point for cooker; cooker hood; plumbing for washing machine; further appliance space; a range of matching eye level units; central heating radiator; double glazed window to the rear elevation; understairs cupboard with power and light; door leading to:

Lobby Area:

With uPVC door leading out to the rear elevation; stairs leading to:

First Floor Landing:

Having obscured window providing light to the rear elevation; central heating radiator; doors off to:

Bedroom One:

15' 4" x 9' 9" (4.67m x 2.97m)

With double glazed window to the front elevation; central heating radiator; loft access being part boarded with window to the front elevation.

Bedroom Two:

9' 9" x 6' 6" (2.97m x 1.98m)

With double glazed window; double glazed door leading out to the raised terrace area; central heating radiator.

Bathroom:

Having bath with wall mounted electric shower and side screen; wash hand basin; low level w.c.; complementary tiling; window to the side elevation; central heating radiator.

Outbuilding:

Housing the central heating boiler; low level w.c..

Rear Courtyard Garden:

Steps leading up to raised timber decked area with timber fenced boundary.

Please Note:

Photographs may have been taken using a wide angle lens.



view this property online bagshawsresidential.co.uk/Property/UTR107697



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High Street, Uttoxeter

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Ideal FIRST TIME / INVESTMENT BUY
- Mid Terrace. Two Bedrooms. Bathroom

Tenure: Freehold EPC Rating: D

guide price

£87,000

directions to this property:

From Bagshaws Residential office turning left into the High Street proceeding out along the High Street where the property can be found identified by our For Sale board.



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR107697

see all our properties on zoopla.co.uk | rightmove.co.uk | bagshawsresidential.co.uk



Property Ref:
UTR107697 - 0003

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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