



**72 Scalpcliffe Road**  
**Burton-On-Trent, DE15 9AB**  
**Guide price £100,000**

**lizmilsom**  
**properties** 



## 72 Scalpcliffe Road, Burton-On-Trent, DE15 9AB

Liz Milsom Properties are delighted to bring to AUCTION in conjunction with IAMSOLD, this Victorian period property. Offered with NO UPWARD CHAIN, in need of some upgrading, yet offering GREAT POTENTIAL! Situated in a highly regarded location, close to TOWN CENTRE. The gas centrally heated accommodation comprises: Hall, front Living Room, rear Reception Room, fitted Kitchen. To the first floor there are three generous bedrooms and Bathroom with four piece suite. Externally the property fronts onto the road, with rear garden and outbuildings. Burton On Trent is strategically placed for the commuter with excellent road links to the A511, A38, A444 and M42 motorway. EPC rating E - ESBC Council Tax Band B. EARLY VIEWING RECOMMENDED DUE TO AUCTION CONDITIONS Strictly by telephone appointment with LIZ MILSOM PROPERTIES.

\*\*\*\* AUCTION CLOSES: Thursday 31 October 2024 at 12 NOON \*\*\*\* shortly - Book you viewing appointment TODAY!!

NOTE : This property is for sale by MODERN METHOD OF AUCTION powered by IAMSOLD Ltd- Starting Bid £100,000 plus Reservation Fee - Please refer to the 'Auctioneers Comments'

- For sale by modern method of auction
- Older style period property
- 3 well proportioned bedrooms
- Viewing strictly by appointment
- Ni upward chain
- Reservation fee applies
- Galleried style Kitchen
- 2 Reception Rooms
- Gas central heating
- Handy for Burton town centre



## **The deceptively spacious accommodation**

### **Reception Hall**

#### **Front Reception Room**

14'0" x 13'10" (4.27m x 4.22m)

#### **Rear Reception Room**

12'0" x 11'6"

#### **Pine style Kitchen**

18'9" x 7'10" (5.74m x 2.39m)

### **First floor and Landing**

#### **Double bedroom**

14'2" x 10'0" (4.32m x 3.05m)

#### **Double bedroom**

11'6" x 10'2" (3.51m x 3.10m)

#### **Generous sized Bedroom**

10'9" x 6'11" (3.28m x 2.13m)

#### **Family sized 4 piece suite bathroom**

12'9" x 8'5" (3.89m x 2.59m)

### **Outside**

The property fronts onto Scalpeliffe Road and there is on street parking, side pedestrian right of way via a timber gate provides access to;

#### **Enclosed Rear garden**

Comprising of a patio area,, lawn, flower border, Outbuildings.

#### **On Street Parking**

It should be noted that there is NO off road parking for this property, so any vehicle will needed to be parked on the street.

### **Tenure**

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

### **Services**

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

### **Viewing Strictly Through Liz Milsom Properties**

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

### **Measurements**

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

### **Disclaimer**

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.

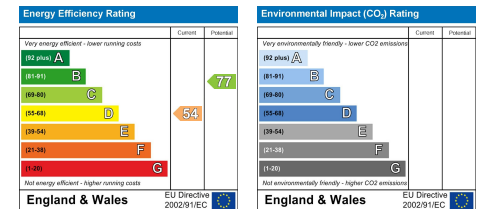






## Directions

The property is best approached by travelling from Burton On Trent town centre along High Street, at the traffic lights get into the right hand side lane sign posted A511. At the next set of traffic lights proceed straight ahead into Ashby Road and turn right into Rosemount Road. At the junction turn right where the subject property can be found on the left hand side clearly denoted by our red distinctive For Sale board. For SAT NAV purposes use DE15 9AB



Seabrook House, Dinmore Grange, Hartshorne,  
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



📞 01283 219336

📞 07974 113853

✉ [liz.milsom@lizmilsomproperties.co.uk](mailto:liz.milsom@lizmilsomproperties.co.uk)

🌐 [lizmilsomproperties.co.uk](http://lizmilsomproperties.co.uk)

## COUNCIL TAX

Band: B

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



## THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

## GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

## MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

**We can search  
1,000s of mortgages  
for you**

It could take just 15 minutes with  
one of our specialist advisers:

Call: **01283 219336**  
Online: [www.mortgageadvicebureau.com/lizmilsom](http://www.mortgageadvicebureau.com/lizmilsom)

 Mortgage Advice Bureau

Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

MAB 4202

