

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



27 Uttoxeter Road, Stone, ST15 8QX

Asking Price

£120,000

- Three Bedroom Semi- Detached
- Guide Price £120,000
- Second Open House Event Weds 17th July 11:00 - 11:30am
- Buyer's Fees Apply (Please Read The Legal Pack)
- For Sale Public Auction Mon 22nd July At 1PM - Tues 23rd July At 1PM
- Open House Event Weds 10th July 1:00 - 1:30pm
- Book Your Viewing By Email, Phone Or On The Auction House Website
- Pre & Post Auction Offers Welcome

A huge investment opportunity!

This three bedroom semi-detached house offers massive potential for developers and investors.

Positioned in a first class location on the outskirts of Stone, the property now requires a scheme of refurbishment and modernisation to create a perfect family home!

There are fantastic views to the rear of the property and there is certainly scope to add a significant amount of value.

For more information please contact us





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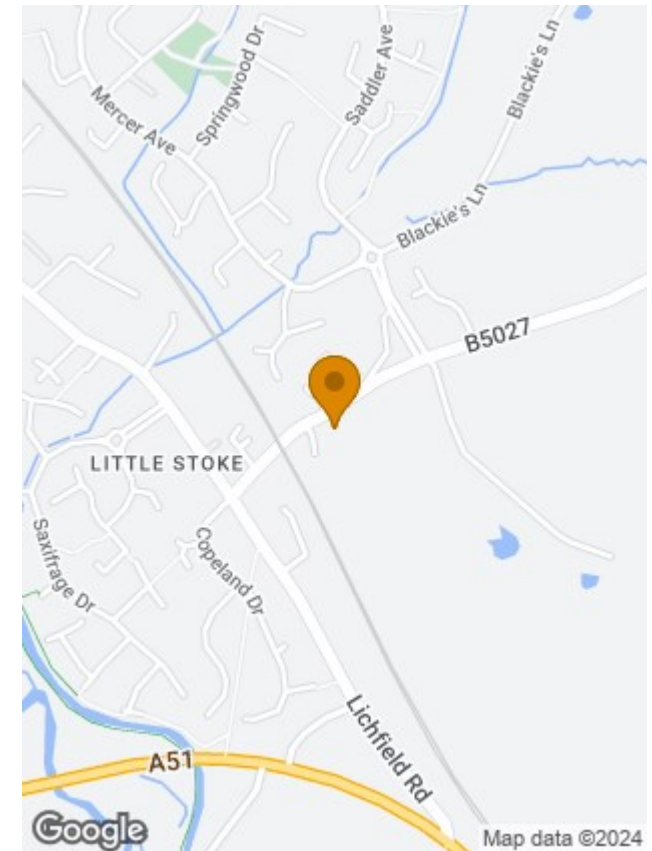
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| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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