

AusterberryTM

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Estate Agents

Letting and Management Specialists



8 Elm View, Denstone, Uttoxeter, ST14 5HD

Auction Guide

£228,000

- For sale via Online national auction on Mon 14th April 1.00pm until Tues 15th April 1.00pm
- PRE & POST AUCTION OFFERS WELCOME
 - Three Bedrooms
 - Two Reception Rooms
- BUYER'S FEES APPLY (PLEASE READ LEGAL PACK)
 - A Renovated Semi-Detached House
 - GF Cloaks/Wc
 - Garage

Renovated 3 Bedroom Semi-Detached House in Sought After Area

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CONTACT TO VIEW

We welcome this spacious THREE bedroom Semi Detached property to Auction. Situated in the village of Denstone, situated in the middle of Uttoxeter, Ashbourne, Derby and Cheadle. Convenient to local amenities, schools and road networks, Conveniently located for JCB Headquarters.

In brief the accommodation is as follow: Porch, Entrance Hall, Living room, Kitchen, Diner and W/C
First Floor: Landing, family Shower room, 2 double bedrooms and single bedroom.

For more information contact us.



OVERVIEW

Damp Proof Course September 2021
7 New Windows October 2021
Sewer Pipes Removed and replaced October 2021
New Plaster throughout
Log Burner and flue
New heating system, radiators and pipework
New Driveway
New Roof
New Electrics

ENTRANCE PORCH

7'2 x 3'7 (2.18m x 1.09m)

RECEPTION HALL

GUEST CLOAKROOM

FRONT SITTING ROOM

12'2 x 11'2 (3.71m x 3.40m)

DINING ROOM OR LIVING ROOM

12'3 x 11'8 (3.73m x 3.56m)

KITCHEN

8'5 x 7'0 (2.57m x 2.13m)

FIRST FLOOR

BEDROOM ONE

11'2 x 12'3 (3.40m x 3.73m)

BEDROOM THREE

7'2 x 6'11 (2.18m x 2.11m)

SHOWER ROOM


OUTSIDE

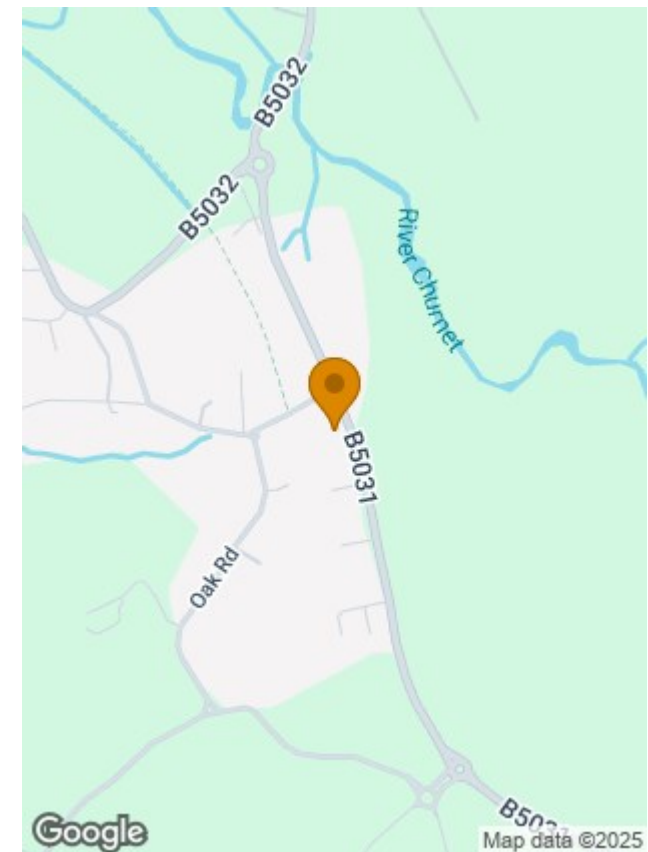
GARAGE

19'8 x 16'5 (5.99m x 5.00m)





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	43	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

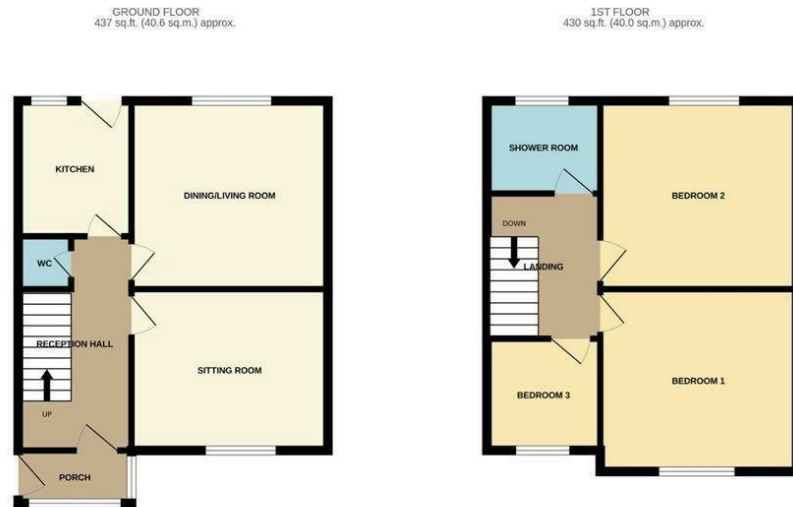
Tenure - Freehold

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.



TOTAL FLOOR AREA: 867 sq.ft. (80.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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