



Uxbridge Street, Burton-On-Trent

**burchell
edwards**



Property Description

This three bedroom mid terraced property is offered with no upward chain and situated in close proximity to Burton town centre. Comprising of two reception rooms, kitchen diner, utility and bathroom on the ground floor along with three bedrooms and an ensuite to the first floor. Outside to the rear is an enclosed garden with lawn and patio areas

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 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 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.

Lounge

14' 11" x 12' 11" (4.55m x 3.94m)
Large full width double glazed window to front elevation, door to front elevation and central heating radiator.

Dining Room

11' 11" x 11' 7" (3.63m x 3.53m)
Central heating radiator, built in storage, storage under stairs and laminate flooring.

Kitchen

16' 4" x 8' 10" (4.98m x 2.69m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, connections for washing machine, central heating radiator, extractor, central heating boiler, tiled flooring and tiling to splash prone areas.

Utility Room

4' 11" x 2' 10" (1.50m x 0.86m)
Double glazed window to rear elevation, vinyl flooring and tiling to splash prone areas.

Landing

Carpet and built in storage over stairs.

Bedroom One

16' 5" max x 12' 1" max (5.00m max x 3.68m max)
Double glazed window to rear elevation,
carpet and central heating radiator.

En-Suite

Electric walk in shower, wash hand basin,
W.C, vinyl flooring, extractor, central heating
radiator and full height tiling.

Bedroom Two

11' 10" x 11' 10" (3.61m x 3.61m)
Double glazed window to rear elevation,
carpet and central heating radiator.

Bedroom Three

18' 4" x 12' 1" (5.59m x 3.68m)
Double glazed window to front elevation,
carpet and central heating radiator.

Bathroom

Double glazed window to rear elevation,
electric shower over bath, W.C, wash hand
basin, tiled flooring, central heating radiator,
full height tiles and extractor.

Rear Garden

Patio area, rear access either side of
property, derelict outbuilding and walls to
boundaries.









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

To view this property please contact Burchell Edwards on

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Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT209655



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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