



Uxbridge Street
Burton-On-Trent

burchell
edwards



Property Description

This 3 bedroom mid-terraced property is offered with no upward chain and situated in close proximity to Burton town centre.

Comprising of 1 large open plan reception room, fitted kitchen, utility and toilet on the ground floor.

The 1st floor consists of 3 large bedrooms and a family bathroom.

Outside to the rear is a natural garden with lawn and patio areas.

On street parking.

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.

W.C

W.C, central heating radiator, extractor and tiled flooring.

Lounge/ Diner

24' 4" x 11' 11" max (7.42m x 3.63m max)

Double glazed window to front elevation, door to front elevation, laminate flooring, two central heating radiators, cupboard housing meters and a range of wall and base storage units.

Kitchen

5' 5" x 6' 8" (1.65m x 2.03m)

Door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, induction hob, extractor hood, tiled flooring and tiling to splash prone areas.

Utility Room

10' 8" max x 6' 8" (3.25m max x 2.03m)

Double glazed window to side elevation, space and plumbing for washing machine, central heating radiator, central heating boiler, tiled flooring and tiling to splash prone areas.

Landing

Laminate flooring and built in storage.

Bedroom One

16' 4" max x 12' (4.98m max x 3.66m)

Two double glazed windows to front elevation, central heating radiator and laminate flooring.

Bedroom Two

8' 9" max x 11' 11" (2.67m max x 3.63m)

Double glazed window to rear elevation, laminate flooring and central heating radiator.

Bedroom Three

11' 5" x 6' 3" (3.48m x 1.91m)

Double glazed window to rear elevation, central heating radiator and laminate flooring.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, mixer shower over bath, vinyl flooring, central heating radiator and full height tiling.

Rear Garden

Decked patio area, outside tap, BBQ/grill, laid to lawn, storage shed, brick built outbuilding and fencing to all 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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EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT209952



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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