



Horninglow Road  
BURTON-ON-TRENT

burchell  
edwards



# Horninglow Road BURTON-ON-TRENT DE14 2PX

for sale guide price  
**£145,000**



## Property Description

A large family home located in a popular residential road in the heart of Burton that offers a surprising amount of space and many other fantastic features in addition. This two reception room, three bedroom property offers a central location to Burton town centre and only a short distance from Burton's Queens hospital. With fantastic potential to improve and a large double garage and workshop to the rear, this property has a lot to offer to the right buyer! Book your viewing with Burchell Edwards today to avoid missing out!

## 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

## Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

## Entrance Hallway

Timber door to front elevation, central heating radiator, laminate flooring and stairs to first floor accommodation.

## Lounge

12' 3" into bay x 11' 9" into recess ( 3.73m into bay x 3.58m into recess )

Double glazed bay window to front elevation, central heating radiator and gas fire.

## Dining Room

12' 2" x 12' 2" max into recess ( 3.71m x 3.71m max into recess )

Double glazed window to rear elevation, central heating radiator and gas fire.

## Kitchen

.8' 3" x 14' 2" ( 2.51m x 4.32m )

Double glazed window to side elevation, door to conservatory, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for cooker and washing machine, space for fridge central heating radiator and pantry.

## Conservatory

12' 3" x 7' 6" ( 3.73m x 2.29m )

Double glazed windows to side and rear elevations, double glazed door to garden, central heating radiator and laminate flooring.

## Landing



Double glazed window to side elevation, storage cupboard and stairs to second floor accommodation.

### Bedroom One

13' 8" to wardrobe x 12' 3" ( 4.17m to wardrobe x 3.73m )

Double glazed windows to side and front elevations, central heating radiator and built in wardrobes.

### Bedroom Two

12' 2" x 7' 5" ( 3.71m x 2.26m )

Double glazed window to rear elevation, central heating radiator and fitted wardrobes.

### Bedroom Three

14' 2" x 10' 2" ( 4.32m x 3.10m )

Double glazed window to side elevation, central heating radiator and built in storage.

### Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle, corner bath, heated towel rail and built in storage.

### Front Garden

Small frontage with wallled boundary.

### Rear Garden

Concrete patio area, laid to lawn, trees and shrubs.

### Workshop

16' 3" x 9' 4" ( 4.95m x 2.84m )

Power, lighting and a range of wall and base units with work surface over.

### Double Garage

27' 7" x 17' 3" ( 8.41m x 5.26m )

Up and over doors, power and lighting.

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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](http://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: E**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/BUT210114](http://burchelledwards.co.uk/Property/BUT210114)**



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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**Property Ref: BUT210114 - 0008**