



Beamhill Road, Stretton Burton-On-Trent

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Property Description

Burchell Edwards are delighted to market this 2 Bedroom Detached Bungalow. The property is situated on a lovely road in the heavily desired Beam Hill area. The property greets you with a drive way which leads away from the road to the property's front garden which provides an element of privacy as well as the benefit of plenty of off road parking. The property itself is built to a quality standard on a generous sized plot and offers untapped potential. The property itself boasts: a spacious kitchen/diner, a large lounge, two good sized bedrooms, a family bathroom and a spacious hallway that links it all together. Outside to the rear is an enclosed garden which covers a vast space and offers some spectacular views over fields along with a peaceful hosting area. Viewing of this wonderful property is essential!

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.

Entrance Hallway

Central heating radiator and carpet.

Lounge

13' 11" x 12' max (4.24m x 3.66m max)
Window to front elevation, central heating radiator and carpet.

Kitchen

13' 2" x 12' 10" (4.01m x 3.91m)
Three windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, pantry area, carpet and tiled flooring, space and plumbing for washing machine.



Bedroom One

13' 11" MAX x 9' 1" MAX (4.24m MAX x 2.77m MAX)

Window to rear elevation, central heating radiator, carpet and fitted wardrobes.

Bedroom Two

10' 10" x 9' 11" (3.30m x 3.02m)

Window to front elevation, central heating radiator and carpet.

Bathroom

Window to rear elevation, W.C, wash hand basin, shower over bath, central heating radiator, carpet and storage cupboard housing central heating boiler.

Front Garden

Concrete driveway providing off road parking for four vehicles.

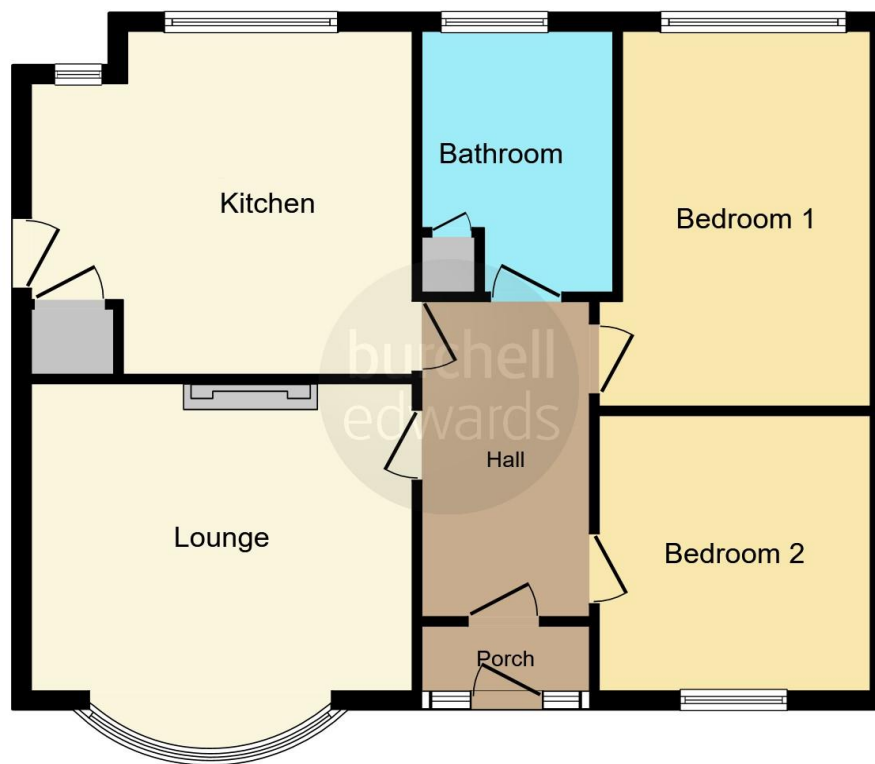
Rear Garden

Large overgrown garden with lots of potential.









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: Awaited

Tenure: Freehold

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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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