



Castle Park Road, Burton-On-Trent







## Property Description

Burchell Edwards are delighted to market this 3 Bedroom Semi Detached family home. The property is situated on a lovely road in the Horninglow area. The property itself is finished to a tidy standard throughout and offers great potential. On the ground floor of the property you will find a spacious lounge/diner as well as a compact kitchen. The first floor of the property boasts a landing which offers access to 2 double bedrooms, a large single bedroom as well as access to the property's bathroom. Outside is an enclosed side garden which provides a courtyard style patio area boasting a seating area under a wooden pagola. To the front of the property is a driveway providing off road parking and a spacious lawn area offering plenty of greenery. Viewing of this wonderful property is a must!

## 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.

## Lounge

19' 4" x 8' 4" ( 5.89m x 2.54m )

Window to front elevation, wooden flooring, storage cupboard and electric radiator.

## Dining Room

8' 8" x 7' ( 2.64m x 2.13m )

Window to side elevation, electric radiator and wooden flooring.

## Kitchen

8' 10" x 7' 9" ( 2.69m x 2.36m )

Window to side elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiled flooring, space and plumbing for washing machine.

## Landing

Loft access, electric radiator and carpet.

## Bedroom One

11' 6" x 10' 5" max ( 3.51m x 3.17m max )  
Window to front elevation, carpet and storage cupboard.

## Bedroom Two

10' 6" x 8' 9" ( 3.20m x 2.67m )  
Window to front elevation and carpet.

## Bedroom Three

8' 7" x 7' 4" ( 2.62m x 2.24m )  
Window to side elevation, electric radiator and carpet.

## Bathroom

Window to rear elevation, W.C, wash hand basin, shower over bath and carpet.

## Front Garden

Off road parking for one vehicle, access to garage, patio area and lawned area.

## Rear Garden

Enclosed garden to the side of the property.

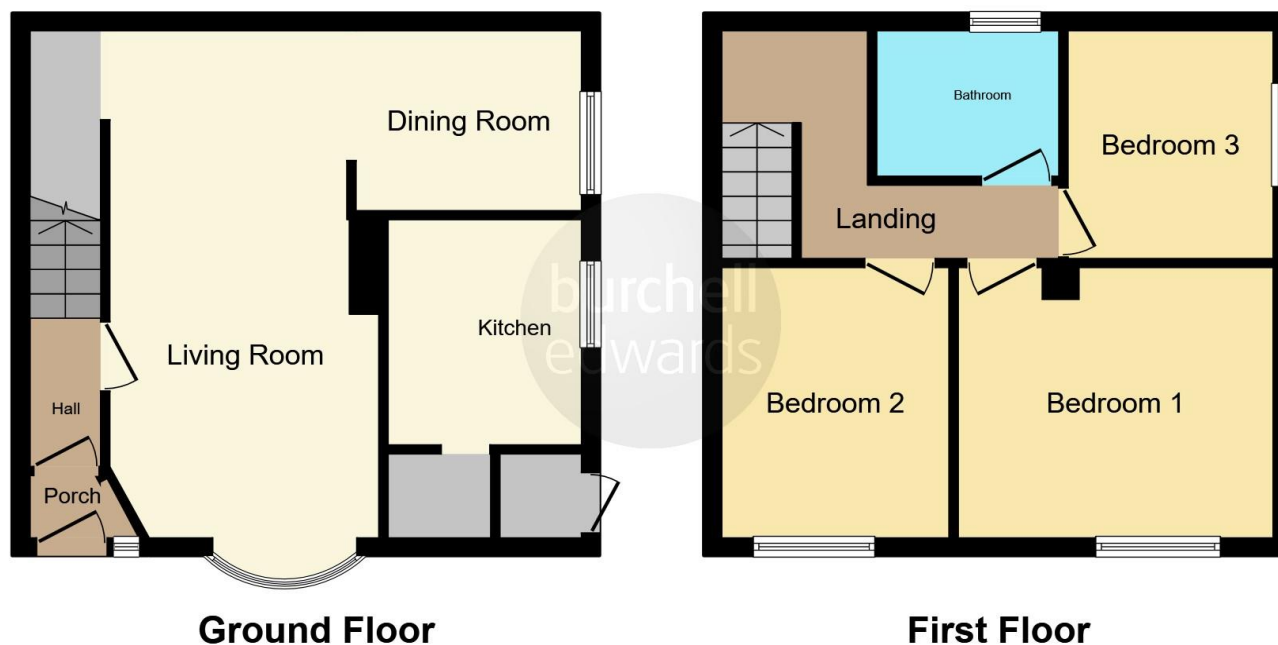












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/BUT210280](http://burchelledwards.co.uk/Property/BUT210280)**



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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