



Henhurst Ridge, Burton-On-Trent

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Property Description

Burchell Edwards are delighted to market this 2 Bedroom Semi-Detached Bungalow. The property greets you with a large driveway providing plenty of off road parking space to the front of the property as well as extending down past the side of the property to the garage. The property itself is finished to a lovely standard and boasts: a wonderful living room, a recently renovated, modern style kitchen, two double bedrooms and a shower room. Outside to the rear is a large enclosed garden which contains a spacious lawn area as well as access to the garage that provides ample storage for vehicles and other equipment alike. Viewing of this lovely property is highly recommended.

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

17' 11" x 11' 10" max (5.46m x 3.61m max)
Doors to rear elevation, central heating radiator and carpet.

Kitchen

8' 1" x 7' 10" (2.46m x 2.39m)
Window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, fridge freezer, wooden flooring, space and plumbing for washing machine.

Landing

Central heating radiator, loft access and carpet.

Bedroom One

14' 5" max x 9' 8" (4.39m max x 2.95m)
Window to front elevation, central heating radiator and carpet.

Bedroom Two

9' 9" max x 8' 1" (2.97m max x 2.46m)
Window to front elevation, central heating radiator and carpet.

Bathroom

Window to side elevation, W.C, wash hand basin, shower, central heating radiator, wooden flooring and storage cupboard.

Front Garden

Large driveway providing off road parking.

Rear Garden

Block paved area, lawned area, storage shed, outside tap and accesas to garage.

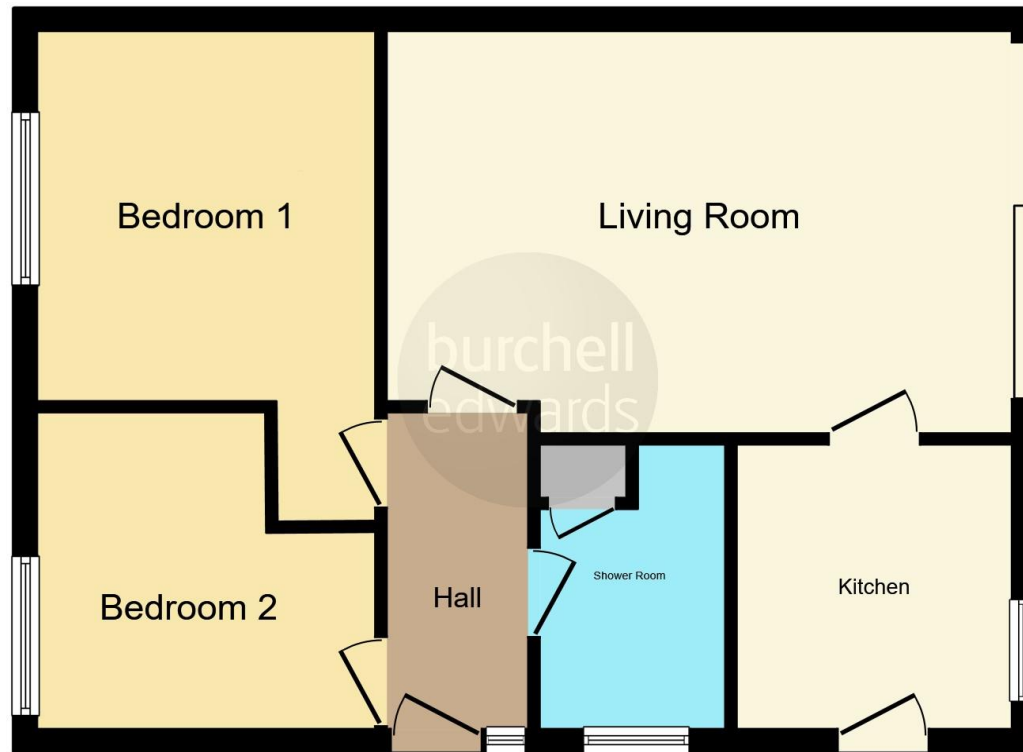
Garage

Double doors to front elevation, power and lighting.









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 Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210394



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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