



Ferry Street, Burton-On-Trent

burchell
edwards

Ferry Street, Burton-On-Trent, DE15 9EZ

for sale guide price
£170,000



Property Description

Burchell Edwards are delighted to market this lovely 4 Bedroom End-Terraced house. The property is situated on a lovely quiet road in the desirable Stapenhill area. The property greets you with a well maintained privet hedge to the front of the property providing privacy as well as a lovely spacious wrap around garden. The property itself is finished to a lovely standard and boasts a spacious downstairs comprising of: a wonderful living room to the front of the property, a spacious dining room, a well equipped kitchen, a bright and airy conservatory as well as the properties main, modern bathroom. On the first floor of the property you will find two double bedrooms, a good sized single bedroom as well as an upstairs W/C. On the top floor of the property you will find another spacious bedroom completing this lovely family home. Outside to the rear is an a smaller enclosed garden which contains storage and a nice courtyard area. Viewing really is essential of this lovely, spacious property!

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.

Upstairs W.C

Window to rear elevation, W.C, wash hand basin, wooden flooring and central heating radiator.

Lounge

12' 5" max x 11' 6" max (3.78m max x 3.51m max)
Window to front elevation, central heating radiator and wooden flooring.

Dining Room

14' 10" max x 13' 4" max (4.52m max x 4.06m max)
Windows to side and rear elevations, central heating radiator, wooden flooring and under stairs storage cupboard.

Kitchen

13' 10" max x 6' 10" max (4.22m max x 2.08m max)
Windows to side and rear elevations, 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, central heating radiator, space and plumbing for washing machine.

Conservatory

9' 4" x 6' 9" (2.84m x 2.06m)
Door to side garden and tiled flooring.

Landing

Two windows to side elevation, two central heating radiators and wooden flooring.

Bedroom One

16' 11" max x 9' 2" max (5.16m max x 2.79m max)
Window to side elevation, central heating radiator, wooden flooring and storage cupboard.

Bedroom Two

11' 6" x 10' 5" (3.51m x 3.17m)
Windows to side and front elevations, central heating radiator, wooden flooring and integrated storage cupboard.

Bedroom Three

10' 8" max x 10' 4" max (3.25m max x 3.15m max)
Window to side elevation, central heating radiator and tiled flooring.

Bedroom Four

11' 5" max x 8' 4" max (3.48m max x 2.54m max)
Window to rear elevation, central heating radiator, wooden flooring and storage cupboard.

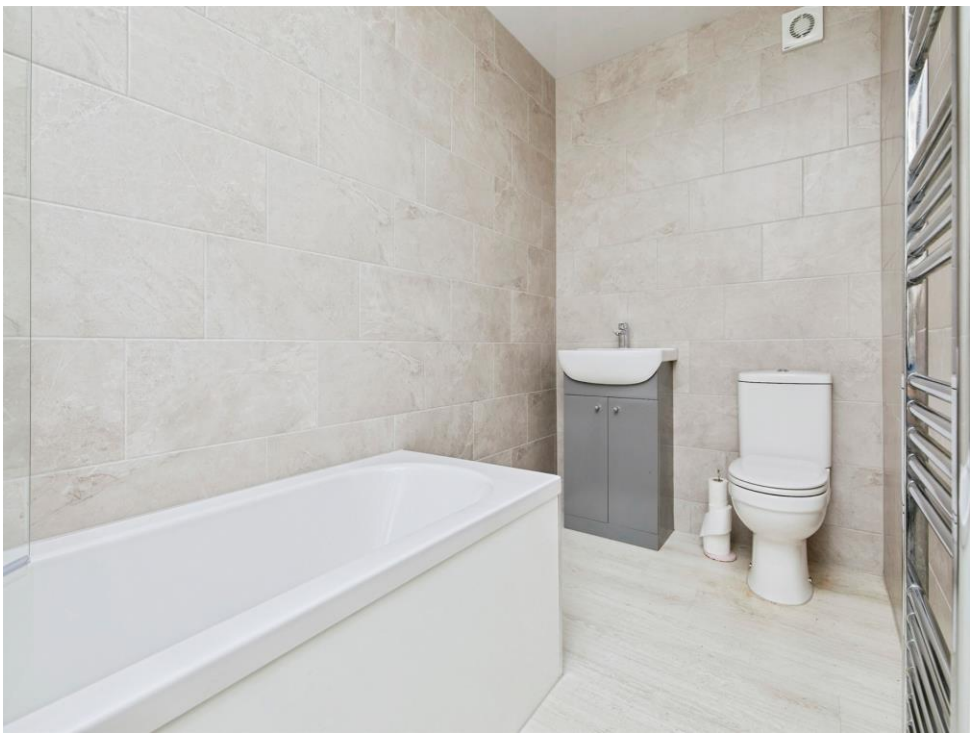
Bathroom

Window to side elevation, W.C, wash hand basin, bath with shower over, central heating radiator, floor to ceiling walls tiles.

Rear Garden

Enclosed courtyard area.









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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Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210670



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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