



Mill Close, Newton, Solney, Burton-On-Trent



Mill Close, Newton, Solney, Burton-On-Trent, DE15 0SA

for sale guide price
£280,000



Property Description

Burchell Edwards are delighted to market this 3 Bedroom Linked-Detached family home. The property is situated on a lovely, quiet road in the Newton Solney area. The property greets you with a tarmac driveway providing off road parking for multiple vehicles as well as access to the property's garage. Along with the off road parking, the property greets you with a spacious, well maintained lawn area that wraps around the side of the property providing a wonderful front garden area. The property itself is finished to a lovely, clean standard and boasts a spacious downstairs compromising of: a wonderful living/dining room, a spacious kitchen with separate utility room coming off of the room as well as the property's downstairs shower room. On the first floor of the property you will be greeted to a spacious landing area which provides access to the loft space, a storage cupboard, 3 good sized bedrooms as well as the family bathroom. Outside to the rear is a large, private enclosed garden which contains a patio seating area as well as a spacious lawn space providing a wonderful hosting area and relaxation space. 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.

Agency 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 Porch

Window to side elevation, central heating radiator and carpet.

Shower Room

W.C, wash hand basin, shower, vinyl flooring and central heating radiator.

Lounge

19' 3" x 15' 2" (5.87m x 4.62m)
Windows to rear and side elevation, three central heating radiators, storage cupboard and carpet.

Dining Room

17' 4" x 9' 11" (5.28m x 3.02m)
Sliding doors to rear elevation, two central heating radiators and carpet.

Kitchen

15' 4" x 8' 9" (4.67m x 2.67m)
Window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, tiled flooring, space and plumbing for washing machine.

Utility Room

Access to garage, carpet, central heating radiator, window and door to rear elevation, sink with drainer unit, space and plumbing for washing machine.

Landing

Loft access, central heating radiator, carpet, storage cupboard.

Bedroom One

12' 3" max x 12' max (3.73m max x 3.66m max)
Window to front elevation, central heating radiator and carpet.

Bedroom Two

12' 2" max x 10' 7" max (3.71m max x 3.23m max)
Window to rear elevation, central heating radiator and carpet.

Bedroom Three

6' 10" x 8' 2" (2.08m x 2.49m)
Window to front elevation, central heating radiator, carpet and storage cupboard.

Bathroom

Window to rear elevation, W.C, wash hand basin, bath, central heating radiator and carpet.

Front Garden

Lawned area, driveway providing off road parking for two vehicles.

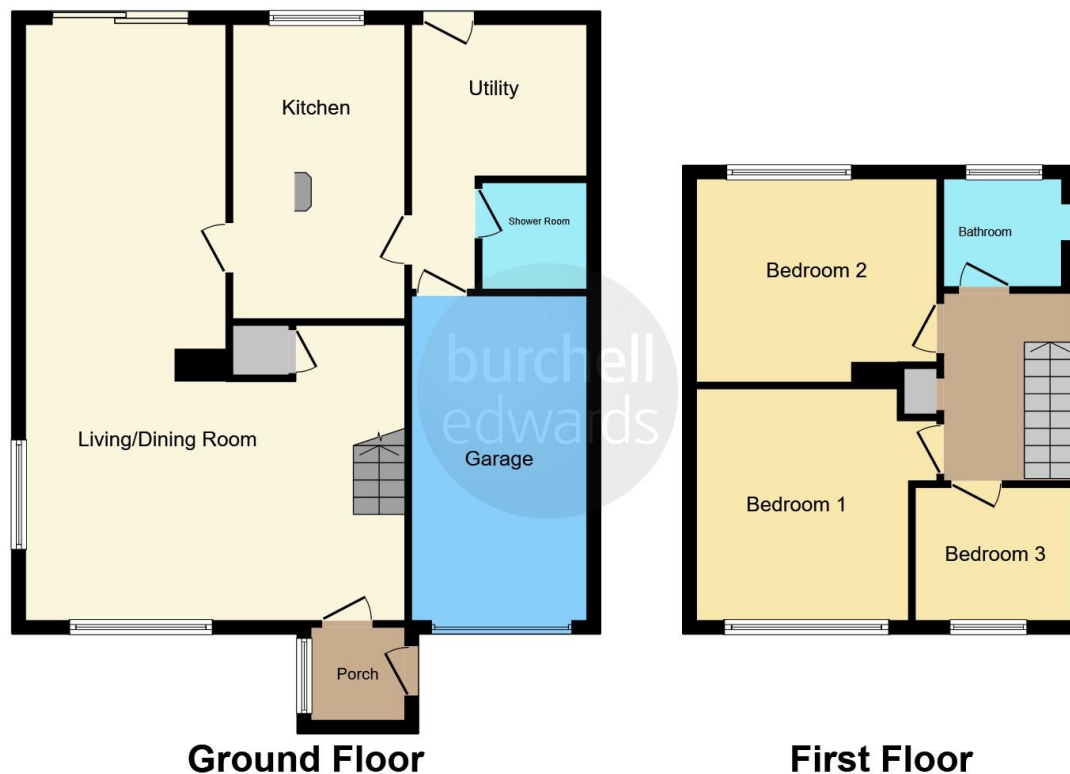
Rear Garden

L shaped garden with lawned area, fencing to boundaries and side access to frontage.









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
 Council Tax Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210422



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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