



South Uxbridge Street, Burton-On-Trent

South Uxbridge Street, Burton-On-Trent, DE14 3LD

for sale guide price
£90,000



Property Description

Burchell Edwards are delighted to market this fantastic three bedroom, terraced, family home, situated on a popular road in central Burton near the town centre. The property itself is finished to a clean, tidy standard and boasts spacious downstairs accommodation comprising of a lounge to the front of the property, a separate dining room, a functioning kitchen as well as the property's main bathroom. On the first floor of the property you will find two good sized double bedrooms as well as an additional single bedroom. Outside and to the rear is an enclosed garden which provides a lovely hosting area and a large lawn area that runs a good length, a concrete side passage providing good storage space, a patio slabbed seating area, as well as an outdoor W/C. Book your viewing with Burchell Edwards today to avoid missing out!!

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

10' 11" max x 10' 9" plus bay (3.33m max x 3.28m plus bay)
Window to front elevation, central heating radiator and carpet.

Dining Room

11' 6" x 10' 1" (3.51m x 3.07m)
Window to rear elevation, central heating radiator and carpet.

Kitchen

9' 11" x 6' 4" (3.02m x 1.93m)
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, space for appliances, space and plumbing for washing machine, tiled flooring.

Bedroom One

14' 4" max x 10' 10" (4.37m max x 3.30m)

Two windows to front elevation, central heating radiator and carpet.

Bedroom Two

14' 4" max x 11' 6" (4.37m max x 3.51m)

Window to rear elevation, central heating radiator, carpet, loft access, central heating boiler housed and access to bedroom.

Bedroom Three

10' x 6' 5" (3.05m x 1.96m)

Window to rear elevation, central heating radiator and carpet.

Bathroom

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

Rear Garden

Enclosed rear garden with decked area, patio area, lawned area, storage shed and shared 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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 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210327



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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