



Wyggeston Street, Burton-On-Trent



Property Description

Burchell Edwards are delighted to market this 3 Bedroom Terraced family home. The property is situated on a lovely road in the Horninglow area. The property itself is finished to a lovely standard throughout and boasts: a wonderful living room to the front of the property, a spacious dining room, a recently renovated, modern kitchen as well as the property's main bathroom located on the ground floor of the property. On the first floor you are greeted to a spacious landing that provides access to the loft, 2 good sized, double bedrooms as well as an additional single bedroom. Outside to the rear is an enclosed garden which contains a lovely patio seating area which offers a peaceful outdoor setting as well as an extensive lawn area that runs a extremely good length providing endless bounds of potential. 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

11' 10" x 11' 1" (3.61m x 3.38m)
Window to front elevation, central heating radiator and carpet.

Dining Room

15' 6" max x 11' 10" max (4.72m max x 3.61m max)
Window to rear elevation, central heating radiator and wooden flooring.

Kitchen

12' 1" max x 6' 7" max (3.68m max x 2.01m max)
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, space and plumbing for washing machine, tiled flooring, space for appliances.

Landing

Loft access via hatch and carpet.

Bedroom One

11' 10" x 11' (3.61m x 3.35m)

Window to front elevation, central heating radiator and carpet.

Bedroom Two

12' 2" max x 8' 9" max (3.71m max x 2.67m max)

Window to rear elevation, central heating radiator, wooden flooring and storage cupboard.

Bedroom Three

12' 9" max x 6' 8" max (3.89m max x 2.03m max)

Window to rear elevation, central heating radiator, wooden flooring, two storage cupboards.

Bathroom

Window to rear elevation, shower over bath, W.C, wash hand basin, central heating radiator, tiled flooring.

Rear Garden

Block paved area, artificial lawn, further lawned 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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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210888



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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