



Weston Park Avenue
BURTON-ON-TRENT

burchell
edwards

Weston Park Avenue BURTON-ON-TRENT DE14 2AF

for sale guide price
£140,000



Property Description

Burchell Edwards are delighted to market this 3 Bedroom Mid-Terraced house. The property is situated on a lovely quiet road in the desirable Stretton area. The property greets you with a gravel driveway providing off road parking for multiple vehicles as well as access to the property's integral garage. Along side this, the property boasts a gravelled patch pushing the property away from the road side. The property itself is finished to a tidy standard and boasts a spacious downstairs comprising of: an entrance porch, a wonderful lounge/diner that runs the length of the property as well as a good sized kitchen. On the first floor of the property you will be greeted to a spacious landing that provides access to the loft space, a convenient storage cupboard, as well as access to the property's 3 double bedrooms and the family bathroom. Outside to the rear is an enclosed garden which covers a large plot size. As you enter the rear garden from the house, you are greeted to a lovely decking seating area that provides a wonderful hosting area. Along side the decking, the garden contains a large gravel area which provides a peaceful space that could be used for multiple purposes. Viewing really is essential of this lovely 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.

Entrance Hallway

Window to side elevation and tiled flooring.

Lounge/ Diner

22' 1" max x 11' 2" max (6.73m max x 3.40m max)

Window to front elevation, door to rear elevation, two central heating radiators and carpet.

Kitchen

10' 3" x 7' 3" (3.12m x 2.21m)

Window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated hob and oven, spotlights, tiled flooring, central heating radiator, space and plumbing for washing machine.

Landing

Storage cupboard housing central heating boiler, central heating radiator, carpet and loft access.

Bedroom One

12' x 11' 3" max (3.66m x 3.43m max)

Window to front elevation, central heating radiator and carpet.

Bedroom Two

10' 5" max x 9' 10" (3.17m max x 3.00m)

Window to rear elevation, central heating radiator and carpet.

Bedroom Three

8' 9" x 8' 1" (2.67m x 2.46m)

Window to front elevation, central heating radiator and carpet.

Bathroom

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

Front Garden

Gravel driveway providing off road parking for two vehicles and access to garage.

Rear Garden

Decked seating area and gravel area.









Ground Floor



First Floor

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

T 01283 530 169
E burton@burchelledwards.co.uk

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

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210386



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUT210386 - 0007