



Sycamore Road, Burton-On-Trent







## Property Description

A large three bedroom semi detached home with fantastic potential in a desirable residential area that is priced to sell!!! This amazing property offers a large lounge, breakfast kitchen, utility room, three well proportioned bedrooms, double garage, driveway and much more!!! Book your viewing with Burchell Edwards today!

## 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

Double glazed door to front elevation, central heating radiator and stairs to first floor accommodation.

## Lounge

Double glazed windows to front and rear elevations, gas fire and two central heating radiators.

## Kitchen

Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, central heating radiator, storage pantry and space for appliances.

## Utility Room

Single glazed window to side elevation and central heating radiator.

## Landing

Loft access via hatch and storage cupboard housing central heating boiler.

## Bedroom One

Double glazed window to front elevation and central heating radiator.

## Bedroom Two

Double glazed window to front elevation, central heating radiator and built in storage cupboard.

## Bedroom Three

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, wash hand basin, bath and central heating radiator.

## Separate W.C

Double glazed window and W.C.

## Front Garden

Concrete driveway providing off road parking and laid to lawn.

## Rear Garden

Lawned area and access to frontage.

## Garage

Up and over door to front elevation, single glazed windows to side and rear elevations, power and lighting.

## Agents 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."

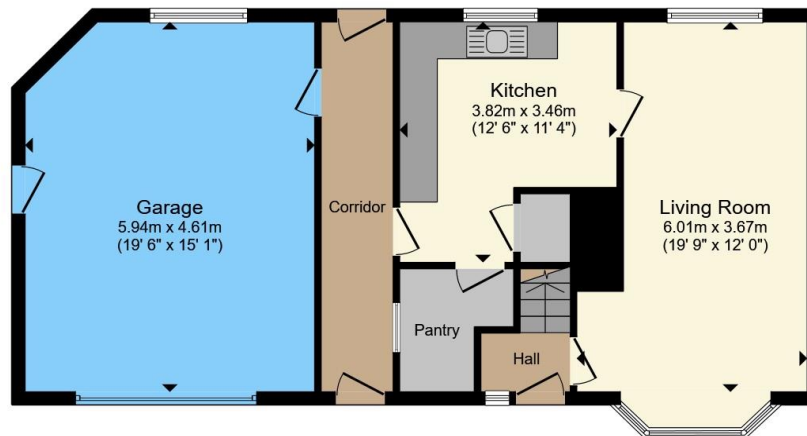




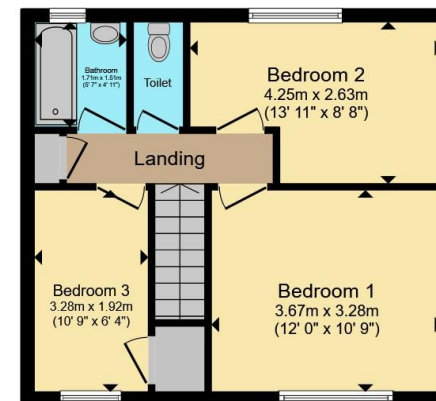








**Ground Floor**



**First Floor**

Total floor area 114.4 m<sup>2</sup> (1,231 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 01283 530 169**  
**E [burton@burchelledwards.co.uk](mailto:burton@burchelledwards.co.uk)**

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

EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/BUT210323](http://burchelledwards.co.uk/Property/BUT210323)**



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](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUT210323 - 0004