



Derwent Close, Burton-On-Trent





## Property Description

Burchell Edwards are delighted to bring to market this two bedroom retirement property situated on a lovely quiet road, that is for sale exclusively to the over 55's and is available immediately, with no upward chain. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction. The property greets you with residential car parking, a lovely, well maintained front lawn along with a slabbed pathway leading to the doorstep. Internally, the property offers a spacious living area and comprises of a downstairs living room, a functioning kitchen and a downstairs W/C. On the first floor of the property you will find two great sized double bedrooms as well as the property's main shower room. Externally, the property offers a small but private rear garden providing the ultimate relaxation area. Viewing of this wonderful property is highly recommended.

## 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

Storage cupboard and electric heater.

## Guest W.C

Window to front elevation, W.C, wash hand basin and tiled flooring.

## Lounge

Window and door to rear elevation, window to front elevation, carpet, electric fire and electric radiator.

## Kitchen

Window to rear elevation, a range of wall and base units with work surface over incorporating a resin sink with drainer unit, integrated oven and hob, integrated fridge freezer, dishwasher and washing machine, tiled flooring.

## Landing

Window to front elevation, loft access and carpet.

## Bedroom One

Window to rear elevation, electric radiator, carpet and built in wardrobes.

## Bedroom Two

Window to front elevation, electric radiator and carpet.

## Bathroom

Walk in shower, W.C, wash hand basin, vinyl flooring and storage cupboard.

## Loft Space

Partially boarded.

## Front Garden

Lawned area, integrated storage cupboard and electric point.

## Rear Garden

Patio area, lawned area and electric point.

## Parking

Allocated parking.





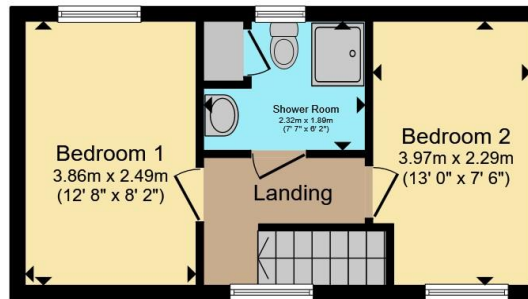








**Ground Floor**



**First Floor**

Total floor area 55.8 m<sup>2</sup> (601 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

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/BUT211097](http://burchelledwards.co.uk/Property/BUT211097)**



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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