



Baker Street  
Swadlincote

burchell  
edwards



## Property Description

Burchell Edwards are delighted to market this 2 Bedroom Semi-Detached Bungalow. The property is situated on a lovely road in the Swadlincote area. The property greets you with an off road parking space to the front of the property as well as a shared drive going along the side of the property, leading to a detached garage at the rear. The property itself is finished to a tidy standard and boasts: a wonderful living room, an efficient kitchen, two double bedrooms and a bathroom. Outside to the rear is a good sized, enclosed garden which contains a paved slabbing seating area. Viewing of this wonderful property is essential!

## 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

Carpet and electric radiator.

## Cloakroom

Carpet and fuse box.

## Lounge

16' 4" x 14' 1" ( 4.98m x 4.29m )  
Two windows to front elevation, two electric radiators and carpet.

## Kitchen

8' 8" x 6' 8" ( 2.64m x 2.03m )  
Window to side 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 and tiled flooring.

## Bedroom One

.10' 10" x 9' 3" ( 3.30m x 2.82m )  
Window to rear elevation, carpet and electric radiator.

## Bedroom Two

10' 11" x 6' 9" ( 3.33m x 2.06m )  
Window to rear elevation, carpet and electric radiator.

## Bathroom

Bath with shower over, W.C, wash hand basin and carpet.

## Front Garden

Shared driveway providing off road parking and access to garage.

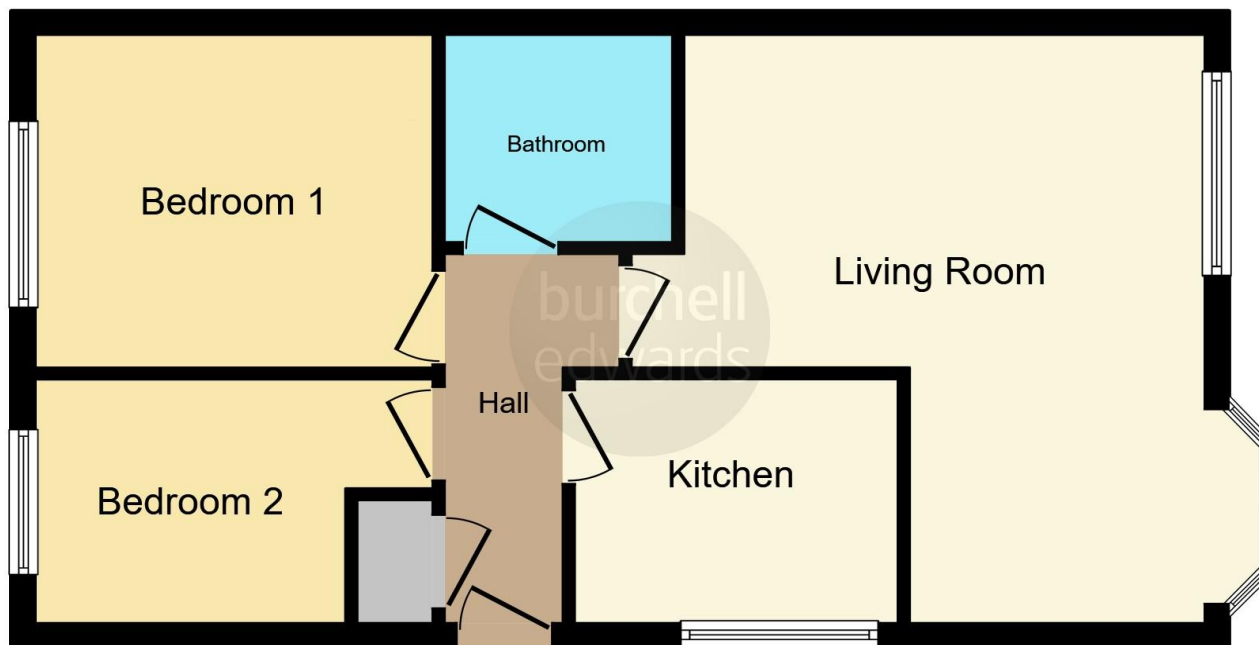
## Rear Garden

Slabbed patio and artificial lawn.









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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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

EPC Rating: D Council Tax  
Band: A

Tenure: Freehold

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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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Property Ref: BUT211533 - 0002