



Stafford Street  
Burton-On-Trent

burchell  
edwards



### 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 presents an amazing renovation opportunity and offers a substantial plot size which boasts: a wonderful living room to the front of the property, a spacious dining room, a functioning kitchen as well as the property's main bathroom located on the ground floor. On the first floor you are greeted to a spacious landing that provides access to 2 good sized, double bedrooms as well as an additional single bedroom. Outside to the rear is an enclosed garden which contains an extensive sized lawn area which offers a peaceful outdoor setting & also extension possibilities. This property is not only a loving home, it provides a unique opportunity to fully integrate yourself in a dynamic urban lifestyle which is enriched with the full range of educational opportunities, convenient amenities, places of worship for all faiths, working, socialising & leisure activities. Burton offers a unique blend of vibrant town life, educational establishments, major employers, diverse entertainment & dining choices make Burton an ideal destination for those seeking a well-rounded & fulfilling way of life. Burton gives a bustling urban experience & it remains well-connected by roads & trains. 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.

### Living Room

Carpet flooring, window to front elevation, pendant light, gas fire

### Dining Room

Carpet flooring, pendant light, gas fire

### Kitchen

Vinyl flooring, flush fitting, window to rear elevation, cupboards over counters, stainless steel sink and drainer, plumbing for washer

### Family Bathroom

Vinyl flooring, window to rear elevation, flush fitting, gas heater, W/C, hand wash basin, shower over bath

### Landing

Carpet flooring, pendant light

### Bedroom One

Window to front elevation, carpet flooring, pendant light

### Bedroom Two

Window to rear elevation, pendant light, vinyl flooring, loft access

### Bedroom Three

Window to rear elevation, pendant light, carpet flooring

### Rear Garden

Enclosed garden which contains an extensive sized lawn area, extension possibilities.

### 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."









**Total floor area 77.3 m<sup>2</sup> (832 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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 BURTON-ON-TRENT DE14 1AN

EPC Rating: G    Council Tax  
 Band: A

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/BUT210994](http://burchelledwards.co.uk/Property/BUT210994)**



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.

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