

Butt Lane
Blackfordby SWADLINCOTE

burchell edwards

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Blackfordby SWADLINCOTE DE11 8BG

for sale guide price
£250,000







Property Description

Burchell Edwards are delighted to market this 3 Bedroom Semi-Detached family home. The property is situated on a lovely, private road in the popular Blackfordby area. Conveniently located, the property is well connected to main transport routes and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction.

The property welcomes you with an extensive driveway providing off road parking for multiple vehicles, whilst also pushing the property away from the roadside for enhanced privacy. Internally, the property is finished to a lovely standard throughout and boasts: a wonderful living room, an additional reception room currently set up as an additional lounge, a galley style kitchen with enhanced storage along with a shower room located on the ground floor of the property. On the first floor you are greeted to a landing that provides access to the loft as well as 3 good sized, double bedrooms. In addition to this, you will find an additional bath room which has been finished to a lovely standard. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a patio slabbed seating area and an extensive sized lawn area, with a high level of privacy, the garden presents a perfect relaxation area. Viewing of this lovely 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.

Living Room

Carpet flooring, pendant light, central heating radiator, window to front elevation.

Lounge

Carpet flooring, pendant light, central heating radiator, window to front elevation.

Kitchen

Tiled flooring, pendant light x2, window to rear elevation, central heating radiator, resin sink & drainer, plumbing for washer, cupboards over counters, integrated oven & hobs, storage cupboard.

Downstairs Shower Room

Tiled flooring, central heating radiator, window to rear elevation, low level flush W/C, hand wash basin, spotlights.

Landing

Carpet flooring, window to rear elevation, central heating radiator.

Bedroom One

Carpet flooring, pendant light, central heating radiator, window to front elevation, storage cupboard.

Bedroom Two

Carpet flooring, pendant light, central heating radiator, window to front elevation, storage cupboard.

Bedroom Three

Carpet flooring, pendant light, central heating radiator, window to rear elevation.

Family Bathroom

Tiled flooring, floor to ceiling wall tiles, low level flush W/C, hand wash basin, window to rear elevation, shower over bath, central heating radiator.

Front Garden

Brick paved driveway providing off road parking for multiple vehicles (6+).

Rear Garden

Enclosed rear garden, high level of privacy, multiple outhouses, patio seating area large laid to lawn area.







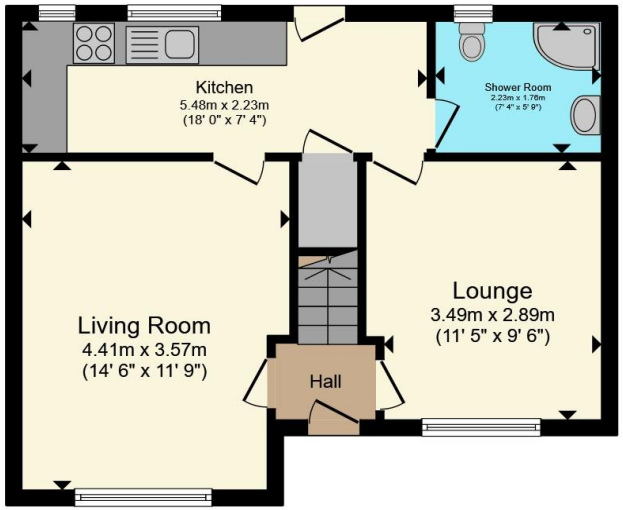



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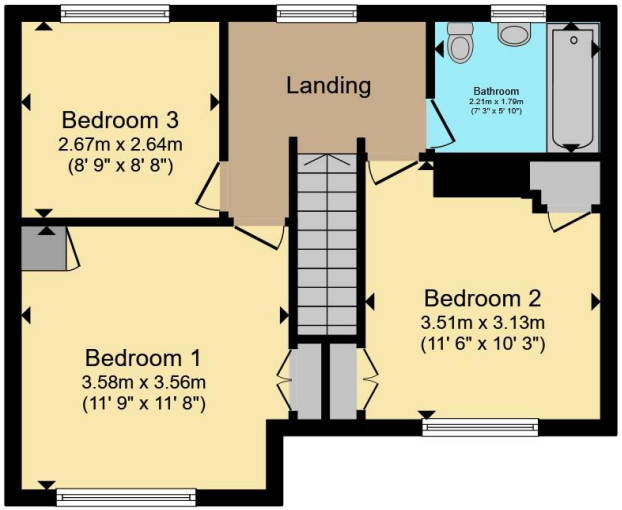








Ground Floor



First Floor

Total floor area 89.3 m² (961 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

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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: B

Tenure: Freehold

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The Property Ombudsman

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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