

Forge Cottage Station Street
Castle Gresley Swadlincote

burchell edwards

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Castle Gresley Swadlincote DE11 9JU

for sale guide price
£180,000







Property Description

Nestled within the heart of Castle Gresley, Forge Cottage is a charming three-bedroom detached home offering well-proportioned accommodation ideal for families and first-time buyers alike. The property features a welcoming living room, a fitted kitchen, a bright conservatory overlooking the rear garden, and the added convenience of a downstairs W?C.

To the first floor are three bedrooms and a family bathroom, providing comfortable and practical living space. Externally, the property benefits from a low-maintenance, slabbed patio garden to the rear, perfect for outdoor dining and relaxation.

Situated within easy reach of local amenities, schools and transport links, Forge Cottage presents an excellent opportunity to acquire a delightful detached residence in a popular village location.

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 x2, window to front elevation x2, central heating radiator x2, wooden character beams.

Kitchen

Vinyl flooring, pendant light x2, central heating radiator x2, stainless steel sink & drainer, plumbing for washer, storage cupboard, wooden character beams.

Conservatory

Carpet flooring, access to rear garden, windows to rear elevation.

Donwstairs W/C

Vinyl flooring, pendant light, window to rear elevation, low level flush W/C, hand wash basin, boiler location.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

Vinyl flooring, pendant light, window to rear elevation, low level flush W/C, hand wash basin, bath.

Externally

Enclosed rear garden, high level of privacy, patio slabbed seating area, laid to lawn area, under cover storage area.







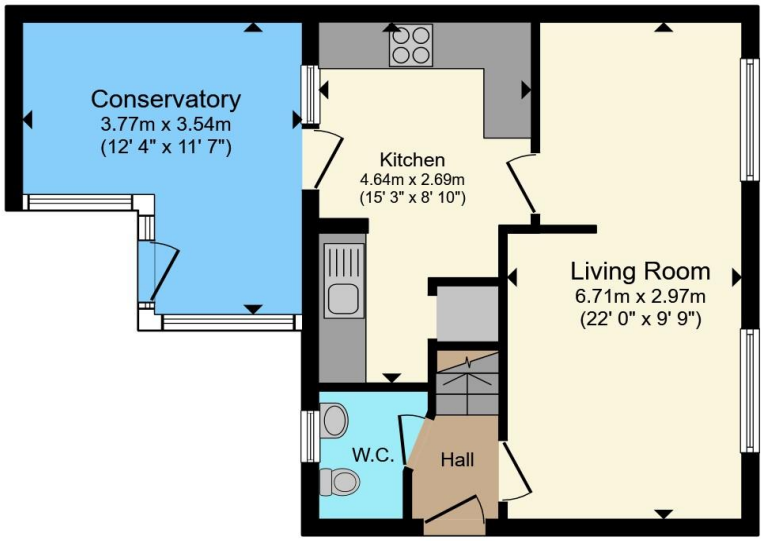




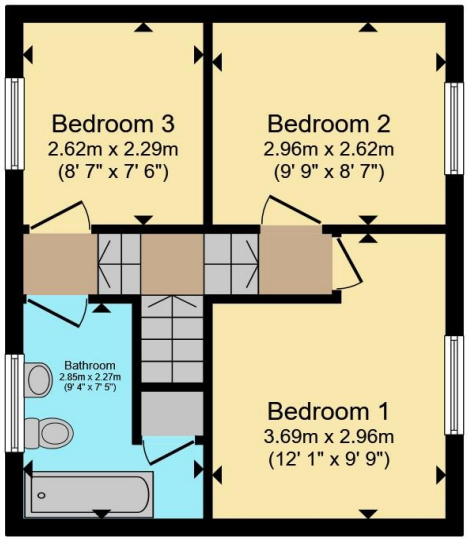








Ground Floor



First Floor

Total floor area 80.1 m² (862 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: Awaited

Council Tax Band: B

Tenure: Freehold

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The Property Ombudsman

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