Newton Road
Burton-On-Trent

burchell edwards

# Newton Road
# Burton-On-Trent DE15 0TX

for sale guide price
**£105,000**

## Property Description

A two bedroom mid terraced home located in an amazing location close to the beautiful River Trent that offers fantastic potential for an investor or home owner to make their own. Internally the property offers a large through lounge, family kitchen, two double bedrooms, family bathroom, single garage, spacious rear garden and much more! Book your viewing with Burchell Edwards today!

## 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 Porch

Double glazed door to front elevation.

## Guest W.C

Window, W.C, wash hand basin, central heating radiator, tiled flooring and extractor.

## Lounge

Double glazed window to front elevation, single glazed window to rear elevation and gas fire.

## Kitchen

Double glazed window to rear elevation, velux roof window, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob and double oven, extractor.

## Conservatory

Double glazed window and door to rear eevation, central heating radiator and tiled flooring,

## Bedroom One

Double glazed window to front elevation, central heating radiator and built in wardrobes.

## Bedroom Two

Double glazed window to rear elevation and central heating radiator,

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower, bath, heated towel rail and extractor.

## Loft Space

Boarded with roof windows and ladder access.

## Front Garden

Small frontage.

## Rear Garden

Slabbed patio, laid to lawn, rear access and access to double garage.

**Ground Floor** **First Floor**

Total floor area 78.6 m² (846 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

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

**view this property online burchelledwards.co.uk/Property/BUT210531**

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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