



Elmtree Cottages, Mill Lane, Scropton, Derby



Property Description

A large four bedroom, three reception room detached cottage in a fantastic village location in Scropton, South Derbyshire! This amazing property is the perfect investment opportunity with a very high ceiling price and massive potential to improve! With a large, secluded plot and no upward chain, this is a property that has so much to offer a buyer who is willing to get their hands dirty and realise this properties full potential! 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.

Guest W.C

Double glazed window to front elevation, W.C, wash hand basin.

Breakfast Room

Window to rear aspect

Lounge

Window to rear aspect, radiator

Dining Room

Window to rear aspect, fire place and surround

Kitchen

Windows to rear and front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for appliances, plumbing for washing machine.

Utility Room

Second Utility Room

Landing

All doors off.

Bedroom One

Double glazed window and central heating radiator.

Bedroom Two

Double glazed window and central heating radiator.

Bedroom Three

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to front elevation, wash hand basin, W.C and bath.

Rear Garden

Large garden with outbuildings.

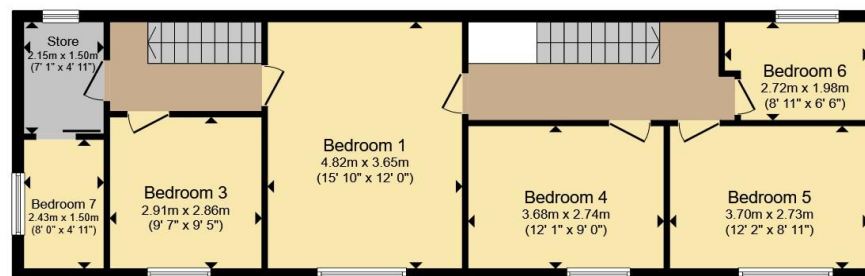








Ground Floor



First Floor

Total floor area 160.5 m² (1,727 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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 BURTON-ON-TRENT DE14 1AN

EPC Rating: G Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT211325



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Property Ref: BUT211325 - 0002