



Cambridge Street
Burton-On-Trent

burchell
edwards



Property Description

Burchell Edwards are delighted to market this spacious 2 Bedroom End-Terraced family home. The property is situated on a lovely, private road in central Burton near the town centre. The property itself is finished to a clean, tidy standard and boasts a spacious downstairs comprising of: a wonderful lounge to the front of the property, a spacious dining room along with a functioning kitchen at the rear. On the first floor of the property you will find two good sized, double bedrooms as well as the property's main bathroom. Outside to the rear is an enclosed garden which has untapped potential. The garden itself runs a generous length and offers a high level of privacy making for the perfect space for a relaxing garden. Viewing really is essential of this high potential property!

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, central heating radiator.

Dining Room

Wooden flooring, window to rear elevation, pendant light, central heating radiator, storage cupboard.

Kitchen

Tiled flooring, door to rear, window to rear elevation x2, plumbing for washer, stainless steel sink & drainer, pendant light x2, central heating radiator.

Landing

Carpet flooring, pendant light x2.

Bedroom One

Carpet flooring, window to front elevation x2, pendant light, central heating radiator, storage cupboard.

Bedroom Two

Carpet flooring, window to rear elevation, pendant light, central heating radiator, storage cupboard (loft access).

Family Bathroom

Tiled flooring, window to rear elevation, low level flush W/C, hand wash basin, central heating radiator, pendant light, shower over

bath, storage cupboard.

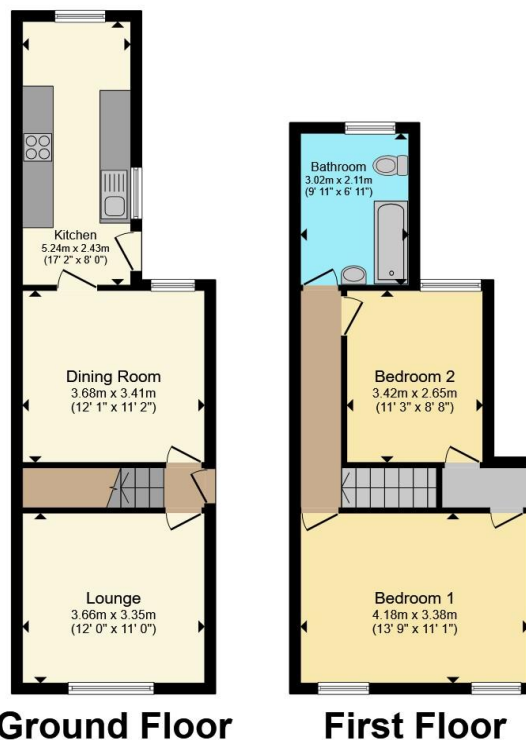
Outside

Enclosed rear garden, gate leading to front of property via shared alleyway, overgrown lawn area, concrete side passage and seating area.









Total floor area 77.1 m² (830 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: E Council Tax
 Band: A

Tenure: Freehold

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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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