

Gordon Street
Burton-On-Trent

burchell edwards

Gordon Street
Burton-On-Trent DE14 2HY

for sale guide price
£120,000







Property Description

Burchell Edwards are delighted to bring to market this spacious three-bedroom mid-terrace home on Gordon Street, Burton-on-Trent, offered for sale with NO UPWARD CHAIN and available for immediate occupation.

The accommodation comprises two well-proportioned reception rooms, a modern fitted kitchen and a contemporary ground floor bathroom. To the first floor are THREE DOUBLE BEDROOMS, providing excellent space for families, first-time buyers or investors alike.

Conveniently located close to local amenities, schools and transport links, the property also benefits from on-street parking.

An excellent opportunity to purchase a well-presented home ready to move straight into.

Call Burchell Edwards today to arrange your viewing.

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.

Frontage

Walled frontage with pathway to front door.

Front Lounge

Offering a DG bay window, built in storage, door leading to:

Dining Room

DG window to rear garden, radiator, stairs to first floor, access to kitchen.

Kitchen

DG window to side, wall and base units, work surfaces, stainless steel sink and drainer, integral gas hob, double electric oven, space and plumbing for various appliances.

Ground Floor Bathroom

Recently modernised white suite with a Low level WC, double walk in shower, wash hand basin, full tiling, radiator and DG window to side.

Landing

Loft access

Main Bedroom

DG window to frontage, radiator.

En-Suite Toilet

Wash hand basin, WC, ceiling light point.

Bedroom 2

DG window to rear, central heating radiator

Bedroom 3

A 3rd double bedroom offering a DG window and central heating radiator.

Rear Garden

Slabbed area leading to lawn.







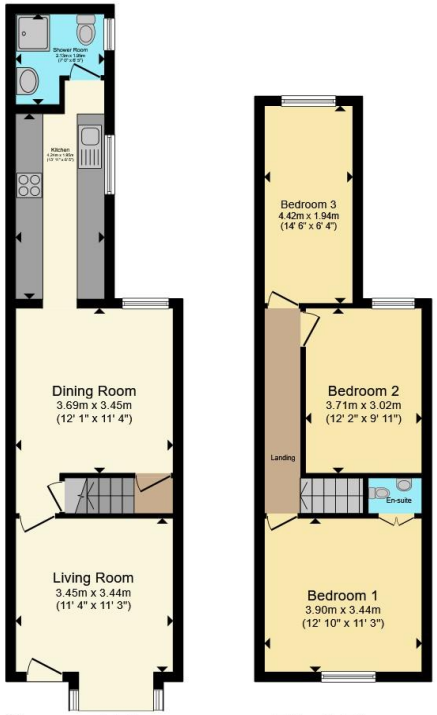












Total floor area 79.1 m² (851 sq.ft.) approx

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

T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
BURTON-ON-TRENT DE14 1AN

EPC Rating: D

Council Tax Band: A

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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