



Balance Hill, Uttoxeter. ST14 8BS

welcome to

Balance Hill, Uttoxeter

Bagshaws Residential bring to the market this mid terrace home ideally suited to FIRST TIME BUYERS or INVESTOR BUYERS being sold with NO UPWARD CHAIN with accommodation comprising: lounge, dining room, kitchen and to the first floor three bedrooms and family bathroom. Rear forecourt and front garden



Total floor area 83.3 m² (896 sq. ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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 inspections. Powered by www.properplan.co

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.

Access to the property is gained via shared steps leading up to:

Entrance Door:

Leading into:

Entrance Lobby:

Having cupboard housing the central heating boiler; tiled flooring; door off to:

Lounge:

13' 2" x 11' 11" max (4.01m x 3.63m max)

With feature fireplace housing a log burning stove; central heating radiator; French doors leading out to the front garden; laminate flooring; door giving access to the stairs to the first floor accommodation; wood effect flooring; storage cupboard; archway leading to:

Kitchen:

A fitted kitchen comprising one and a half bowl stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated electric oven with gas hob and cooker hood over; plumbing for washing machine; further appliance space; complementary tiling; double glazed window to the rear elevation; central heating radiator; door leading out to the rear elevation.

Dining Room:

11' 6" x 9' 9" (3.51m x 2.97m)

With double glazed window to the side elevation; wood effect flooring; central heating radiator.

Stairs:

Leading to:

First Floor Landing:

With loft access; store cupboard; double glazed window to the rear elevation; doors off to:

Bedroom One:

13' 1" x 11' 11" max (3.99m x 3.63m max)

Having double glazed window to the front elevation; alcove with hanging rail; loft access; central heating radiator.

Bedroom Two:

10' 2" x 10' 2" (3.10m x 3.10m)

With double glazed windows to the rear and side elevations; central heating radiator.

Bedroom Three:

11' 6" max x 9' 10" max (3.51m max x 3.00m max)

With double glazed window to the front elevation; central heating radiator.

Family Bathroom:

Having bath with wall mounted shower over; wash hand basin; low level wc; heated towel rail; complementary tiling, double glazed window to the rear elevation.

Front Garden:

To the front of the property is a patio area, artificial grass area with flower plantings and two garden sheds. Gated shared passageway leads to the rear.

Rear Courtyard:

Enclosed courtyard having timber decked patio with perspex roofing and log store. Access to shared passageway to the front of the property.

Please Note:

Photographs may have been taken using a wide angle lens.



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Balance Hill, Uttoxeter

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid Terrace Property. NO UPWARD CHAIN
- Ideal for First Time Buyers/Investment Buyers

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£160,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR110158](https://www.bagshawsresidential.co.uk/Property/UTR110158)



Property Ref:
UTR110158 - 0005

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Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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