

Calais Road
Burton-On-Trent

burchell edwards

Calais Road
Burton-On-Trent DE13 0UH

for sale guide price
£100,000







Property Description

NO UPWARD CHAIN | THREE DOUBLE BEDROOMS | IDEAL INVESTMENT OPPORTUNITY | CLOSE TO QUEEN'S HOSPITAL

Burchell Edwards are pleased to bring to market this spacious three-bedroom mid-terraced property located on Calais Road, Burton-on-Trent, conveniently situated within easy reach of Queen's Hospital, local amenities, schools and transport links.

Offered with no upward chain, this property represents an excellent investment opportunity, particularly given its proximity to Queen's Hospital and the strong demand for accommodation from NHS staff and healthcare professionals.

The accommodation comprises a generous through lounge offering ample space for both living and dining areas, a fitted kitchen and a ground floor bathroom. To the first floor are three well-proportioned double bedrooms, making the property suitable for families, professional tenants or those seeking spacious accommodation.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space to enjoy.

With its spacious layout, convenient location and excellent rental potential, early viewing is highly recommended.

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.

Large Through Lounge

DG window and door to frontage, fireplace, stairs to first floor, access to kitchen.

Kitchen

Wall and base unites with work surfaces, space and plumbing for appliances, CH boiler on wall, stainless steel sink and drainer.

Ground Floor Bathroom

WC, wash hand basin, bath, DG window to side. There is a selection of replacement bathroom units that is ready to be fitted into the bathroom which is included in the sale.

Landing

Loft access

Master Bedroom

A large double bedroom, central heating radiator, DG window to frontage.

Bedroom 2

Central heating radiator, storage cupboard, DG window to rear

Bedroom 3

DG window to rear

Garden

established shrubs and grassy areas.







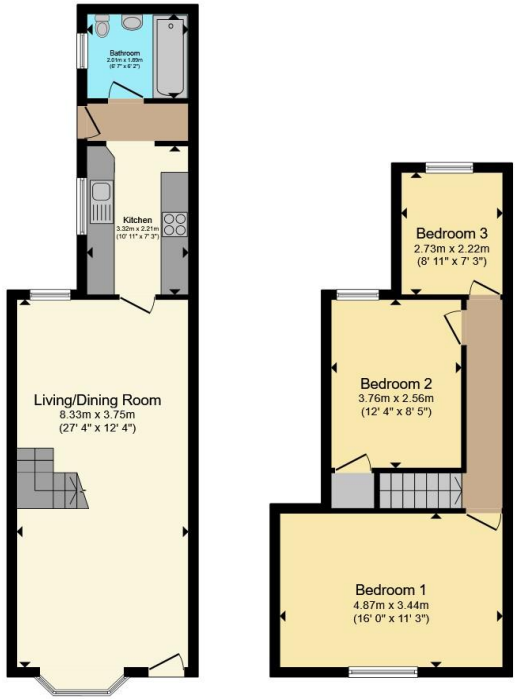












Total floor area 86.6 m² (932 sq.ft.) approx

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: Awaited

Council Tax Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT211899

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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