

Castle Street

Tutbury, Burton-on-Trent, DE13 9JF



FOR SALE BY AUCTION 29/2/24

Offering tremendous scope and potential for modernisation is this traditional semi detached in the heart of Tutbury with accommodation over three floors. Situated only a stone's throw away from the Castle, it enjoys lovely established wrap around front, side and rear gardens. Offered with no upward chain.

Auction Guide Price £200,000

John German

Believed to be the former village school house is this traditional semi detached home set upon a wonderful plot with gardens wrapping around the front, side and rear elevations. The house itself is ready for modernisation offering tremendous scope and potential, subject to the usual permissions.

Located just a stone's throw away from the historic Tutbury Castle and a short stroll to the High Street offering a range of shops, boutiques and eateries. The neighbouring village of Hatton has a rail station and the A50 is just a short drive away.

Step through an entrance door that takes you along a pathway to the front entrance door. Step inside a generous sized hall with stairs to the first floor and a door opens to a set of stairs leading down to the cellar.

The lounge features a high ceiling and has a large picture window framing views to the front. From the lounge a door opens into the extended dining kitchen having a range of base and eye level units, work surfaces and an integral oven and hob. There is ample space for a dining table, dual aspect windows and a door to the rear garden.

Completing the ground floor is a guest WC/utility that is ready for modernising.

On the first floor are two of the three bedrooms, the front facing master being a particularly impressive double sized room with fitted storage while bedroom two is another double room framing views to the rear. Completing the first floor is the bathroom fitted with a three-piece suite.

Off the landing a door leads to a staircase rising to the second floor where lies a third double bedroom with two windows to the side. (There is restrictive roof height).

The gardens are certainly a highlight of this home with generous lawns, well established borders and a paved terrace ideal for outdoor dining. A brick outbuilding/outhouse would make an ideal workshop.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/23052022

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Fixed Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions' Buyers Terms.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneer's fee apply:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Fee of £1074 inc. VAT

The Buyer's Fee does not contribute to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation of stamp duty liability.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions' home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack.

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244
burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent