

# Chatsworth Drive

Tutbury, Burton-on-Trent, DE13 9NS



**FOR SALE BY AUCTION 30<sup>TH</sup> NOVEMBER**

Boasting castle views is this well arranged detached bungalow in a highly regarded village location with accommodation comprising two bedrooms, shower room, fitted kitchen, lounge, drive, carport and established gardens.

No upward chain.

**Auction Guide Price £175,000**

**John German** 

This bungalow features a well designed layout with the benefit of standing on an established garden plot with fabulous views of Tutbury and Tutbury Castle.

Well set back off the road on a private drive serving just a few bungalows and also being handy for the village centre where there are a wide range of amenities and facilities on offer including a popular pub, café, shops and boutique stores. The neighbouring village of Hatton has its own train station.

Side entrance door opens into a fitted kitchen equipped with a range of base and eye level units with work surfaces over, sink and drainer unit, spotlights, integrated oven and hob and window framing views to front.

There is a central hallway with doors leading off to reception room, bedrooms and shower room.

There is a good sized extended living/dining room with French doors opening out to the rear gardens with fitted shelving providing useful storage.

The master bedroom enjoys a front facing aspect with plenty of storage provided by the fitted bedroom furniture while bedroom two, also a good sized room and has the benefit of fitted furniture and views across the rear garden.

There is a shower room with a suite comprising shower cubicle, vanity wash hand basin with cupboards under, mirror with spotlights over, close coupled WC, part tiled walls and tiled floor.

There is a lawned front garden and carport providing off road parking. At the rear is a well established garden featuring a circular paved patio, ideal for outside dining and paved pathways with well established borders. Just outside the living/dining room is a raised patio offering wonderful views across the garden to the castle beyond.

Agents note: Probate has been granted.

The Seller has informed us there is some settlement to the extension. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

**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.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/06062023

**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 Variable 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. Properties located in Scotland will be subject to applicable Scottish law.

#### Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)

- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

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 (and any applicable Home Report for residential Scottish properties).

#### 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	63 D	
39-54	E		
21-38	F		
1-20	G		



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#### 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.

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

**JohnGerman.co.uk** Sales and Lettings Agent