

Cumberland Road

Burton-on-Trent, DE15 9JR



FOR SALE BY AUCTION 31/1/24

This three bedroom semi detached property is ready for the new owner to put their own stamp this home. The property has masses of potential and features off street parking, great storage options, modern bathroom and a large rear garden. Ideally located close to Burton town centre, local school and parklands, this property will suit a multitude of buyers.

Auction Guide Price £78,000

John German

To the front of the property is a lawned garden alongside a driveway, which leads to the entrance porch. This then opens into the hallway with stairs rising to the first floor and doors off into the lounge and kitchen diner.

The spacious lounge is positioned to the front of the property with a large window and brick fireplace.

The open plan kitchen diner is at the rear of the home, this generous room will make a great entertaining space and overlooks the rear gardens. The kitchen itself is ready for modernising but is currently fitted with wall and base units, sink and drainer unit, oven, hob and a large pantry. There is a breakfast bar which separates the kitchen and dining area.

Conveniently located behind the kitchen is the downstairs WC which then leads to a useful storage area. This then gives direct access to the rear garden and also front drive.

On the first floor are three bedrooms and the family bathroom. The master bedroom is a fantastic size with ample room for built in wardrobes. The second and third bedrooms are also a good size and will make good children's bedrooms.

The bedrooms are serviced by a fantastic, renovated shower room, complete with a large walk in shower, WC and wash hand basin.

The rear garden is absolutely huge, having a large patio area which then leads to a further lawned area.

Agents note: We have been advised by the current owners that the property is of non standard construction. Interested parties are advised to take further advise.

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/18092023

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

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.

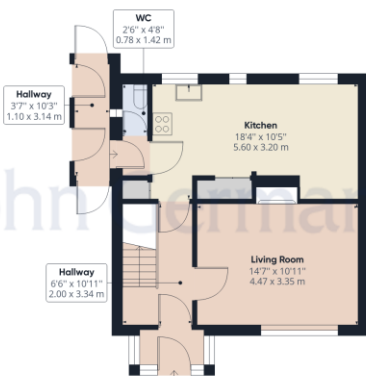
Additional Information:

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.

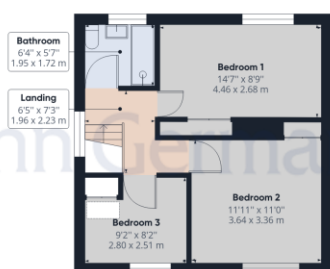
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

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.



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
926.52 ft²
86.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arta
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

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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.

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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent