

SCARGILL
MANN & CO

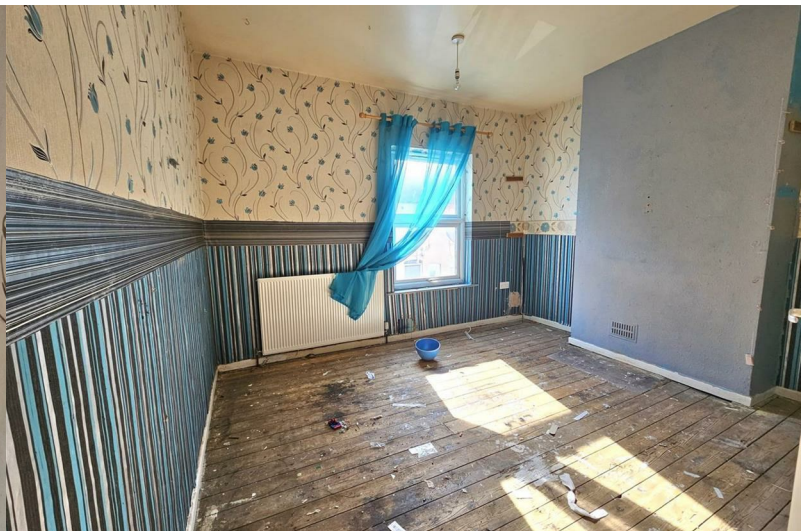
EST. 1995



131 Broadway Street

, Burton-On-Trent, DE14 3ND

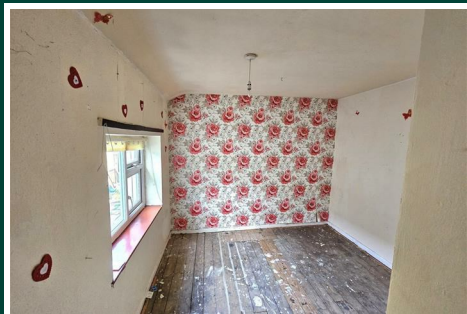
Offers Over £69,000



131 Broadway Street

, Burton-On-Trent, DE14 3ND

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GENERAL INFORMATION

THE PROPERTY

Requiring some upgrading is this two bedroom mid terrace property. The property has a gas boiler and has double-glazed windows with an open-plan lounge/diner and kitchen on the ground floor. Two bedrooms and a bathroom on the first floor.

LOCATION

The property is situated close to all local amenities, with schools, shops, pharmacy, and eateries. Burton's town centre is close by with further everyday amenities

GROUND FLOOR

ACCOMMODATION

The entrance door opens into an:

OPEN PLAN LOUNGE/DINER

22'3" x 7'6" min 11'11" max (6.78 x 2.28 min 3.62 max)

With windows to the front and rear, radiators, and an under-stair storage cupboard. The stairs rise to the first floor landing and a further door opens into a:

LOBBY

3'5" x 6'9" (1.04 x 2.07)

Having a door to the side and a further door opening into the kitchen.

KITCHEN

12'9" x 7'1" max 6'2" min (3.89 x 2.15 max 1.89 min)

The domestic hot water and central heating boiler is housed here with base cupboards and drawers and wall-mounted cabinets. Worktops are inset with a stainless steel sink and side drainer. There is space for a cooker, fridge and freezer. Two windows look out to the side and there are tiled splashbacks.

FIRST FLOOR

LANDING

On the landing there is a loft access point and doors leading off to:

BEDROOM ONE

12'0" max into chimney breast x 10'4" (3.65 max into chimney breast x 3.15)

Window to front aspect, radiator and ceiling light point

BEDROOM TWO

9'8" x 9'10" (2.95 x 3)

Has a window to the side aspect, radiator, ceiling light point and a useful storage cupboard.

BATHROOM

11'4" x 6'0" into chimney breast (3.46 x 1.82 into chimney breast)

Has a radiator, obscure window to the rear aspect and is equipped with a panelled bath with mixer tap which has a shower attachment, pedestal hand wash basin with tiled splashback and w.c.

OUTSIDE

There is a path that leads to a rear garden and a gate down the communal entrance giving access. No right of way over this property or flying freehold.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

East Staffordshire Borough Council - Band A

AGENTS NOTES

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

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 (subject to a minimum of £6,000 inc. VAT).

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

Tel: 01283548194

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. If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

CURRENT UTILITY SUPPLIERS

- Gas
- Electric
- Oil
- Water - Mains
- Sewage - Mains
- Broadband supplier

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>
<https://www.openreach.com/>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONSTRUCTION

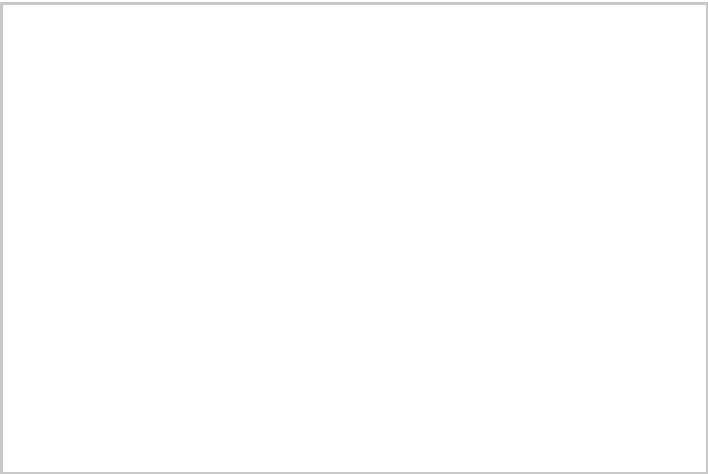
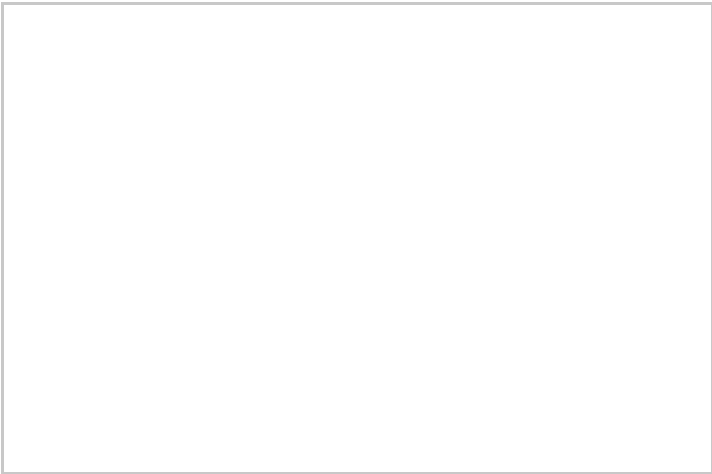
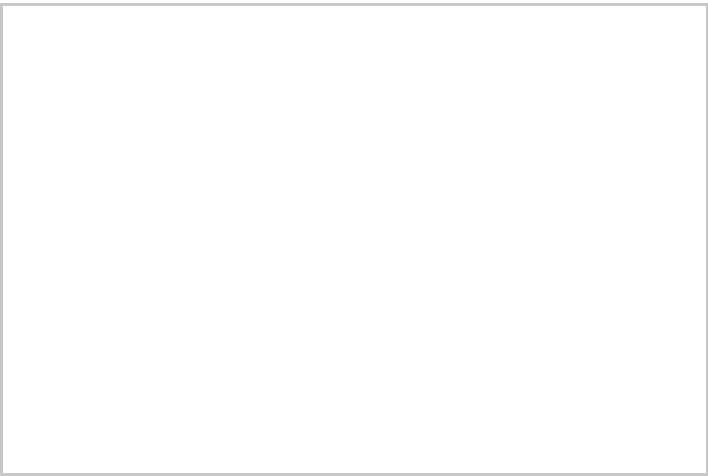
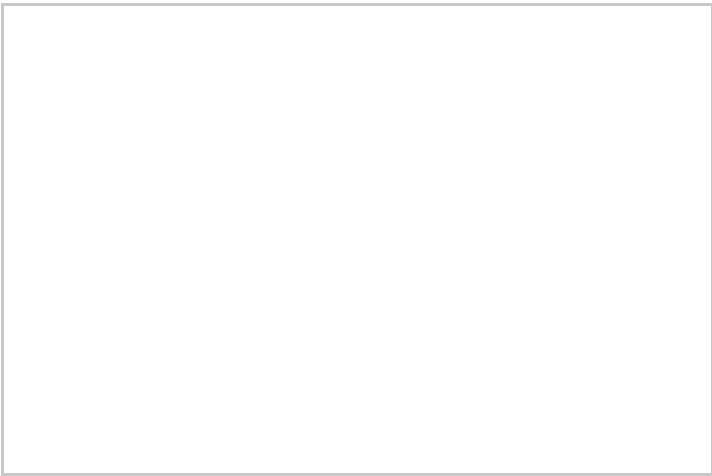
Standard Brick Construction

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/2025)
DRAFT



Road Map



Hybrid Map



Terrain Map



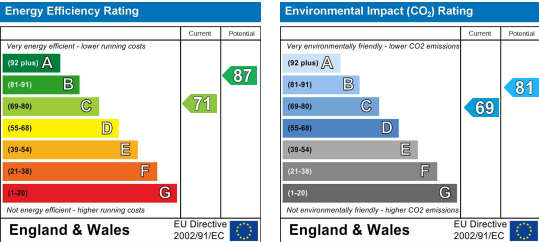
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.