

SCARGILL
MANN & CO

EST. 1995



70 Dover Road

, Burton-On-Trent, DE13 0TB

Price £140,000



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GENERAL INFORMATION

PROPERTY

We bring to the market this three-bedroom end-terrace house, which requires some upgrading. Sitting in a popular area close to Queens hospital, doctors and schools, this property is offered for sale with no upward chain. The centrally heated accommodation offers two reception rooms and a kitchen on the ground floor. With three bedrooms and a bathroom on the 1st floor.

Outside is a garden to the rear.

Location

Dover Road is well situated close to all local amenities, with doctors, schooling, butchers, pharmacy, and a regular public bus service close by.

ACCOMMODATION

Entrance door opening through to the lounge.

LOUNGE

12'5" x 14'11" into chimney breast (3.79m x 4.57m into chimney breast)
Has a window to the front aspect, window to the side aspect, coving to ceiling, ceiling light point and door leading through to dining room.

DINING ROOM

11'8" into chimney breast x 12'7" (3.56m into chimney breast x 3.84m)
Has a tiled fire surround and hearth, original cornice to ceiling, ceiling light points, radiator, wall light points and a window to the rear aspect, a door leads off to the kitchen.

KITCHEN

10'1" to window x 9'1" min 12'11" max (3.08m to window x 2.78m min 3.95m max)

Has a range of base cupboards and drawers, wall mounted cabinets, a further wall cupboard housing the domestic hot water and central heating boiler, worktops incorporate a stainless steel sink and side drainer, there is a window to the side aspect, door leading out and a further door opening into a useful pantry.,

PANTRY

2'11" x 9'3" (0.91m x 2.83m)

Has a ceiling light point and a window to the side aspect.

FIRST FLOOR

LANDING

16'9" x 13'1" min (5.12m x 3.99m min)

Having a window to the side aspect, ceiling light point and doors leading off to:

BEDROOM ONE

12'5" x 15'1" into chimney breast (3.80m x 4.60m into chimney breast)
Has a window to the front aspect, window to the side aspect, radiator, wall light points, ceiling light point and a period style ornamental fire surround.

BEDROOM TWO

12'8" into chimney x 9'9" (3.88m into chimney x 2.98m)

Has a window to the rear aspect, radiator, ceiling light point and a ornamental style period fire place.

BEDROOM THREE

5'2" x 8'8" (1.58m x 2.66m)

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

BATHROOM

12'9" x 4'6" (3.90m x 1.38m)

Has a panelled bath, pedestal hand wash basin, W.C., an obscure window to the side aspect, radiator and storage cupboard.

OUTSIDE

The property sits back off Dover Road behind a dwarf wall with a blue brick paved frontage, small fore garden, to the rear is an enclosed garden with a blue brick path and is predominantly hard landscaped and low maintenance with herbaceous borders and a gate bleeding into Carlton Street.

AGENTS NOTES

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.

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.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

East Staffordshire Borough Council- Band A

CURRENT UTILITY SUPPLIERS

Gas

Electric

Tel: 01283548194

Oil
Water - Mains
Sewage - Mains
Broadband supplier

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

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/>

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 09/2025)
DRAFT



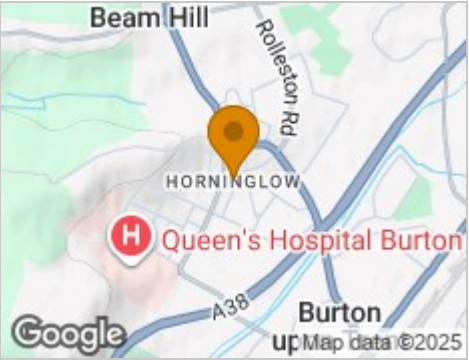
Road Map



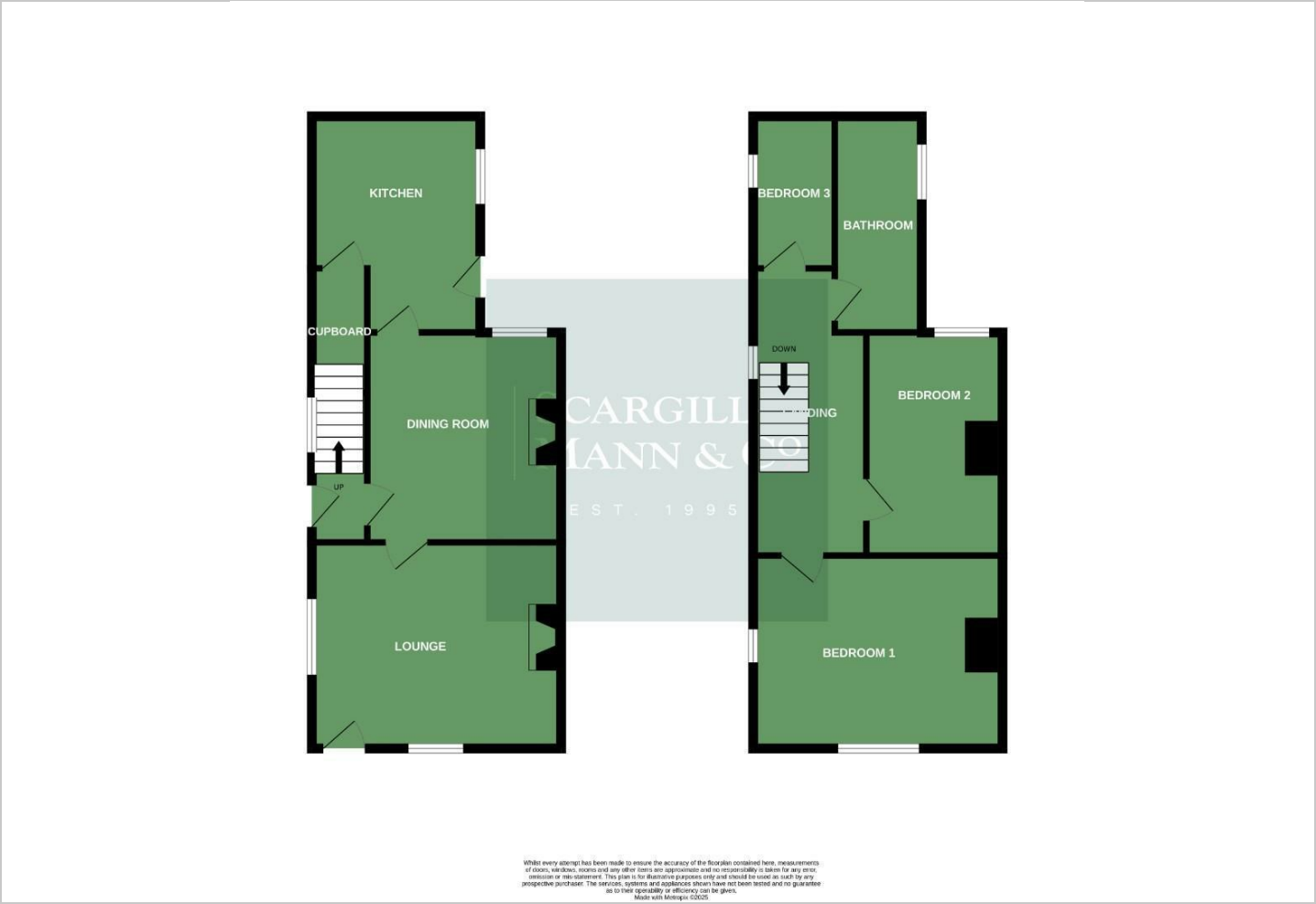
Hybrid Map



Terrain Map



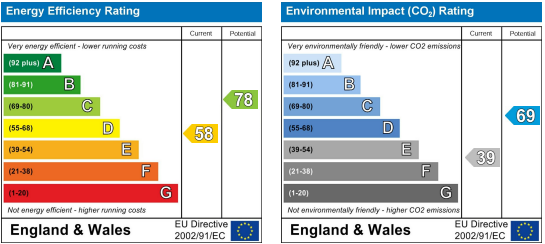
Floor Plan



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.