



RE/MAX

PROPERTY HUB



Ashbourne Road, Uttoxeter, ST14 7BA

Auction Guide £325,000

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor.

This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Lounge 15'1" x 13'0" (4.61 x 3.98)



With window to the front elevation.

Kitchen 13'8" x 10'11" (4.18 x 3.35)



With rear door allowing access to the rear garden.

Drawing Room 14'0" x 13'0" (4.29 x 3.98)



With windows to the front and side elevation.

Dining Room 13'0" x 12'0" (3.98 x 3.67)



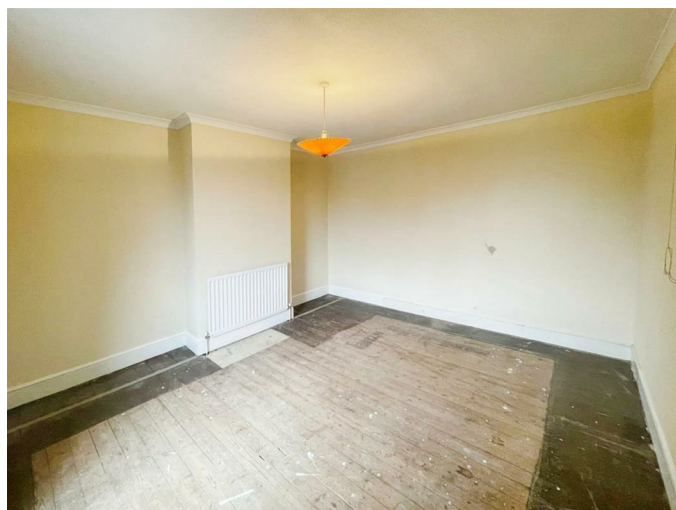
Window to the side elevation and archway leading in to the kitchen.

Pantry 13'1" x 5'0" (4.00 x 1.53)

Utility Room 11'1" x 5'6" (3.38 x 1.68)

With ideal combi boiler.

Bedroom One 14'0" x 13'1" (4.27 x 4.00)



With Window to the front elevation.

Bedroom Two 13'11" x 13'1" (4.26 x 4.00)



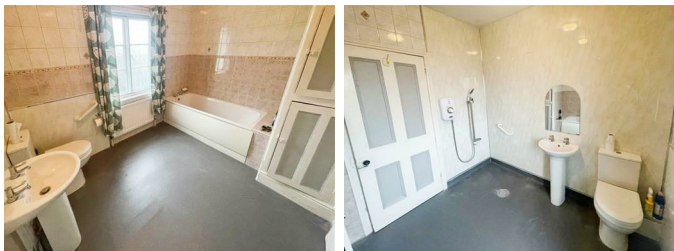
With windows to the front and side elevation.

Bedroom Three 13'1" x 12'1" (3.99 x 3.70)



With window to the side elevation.

Bathroom 9'2" x 8'2" (2.80 x 2.51)



With bath, wash hand basin and low level W/C, this can also be used as a wet room with shower.

Bedroom Four 12'0" x 10'1" (3.68 x 3.08)



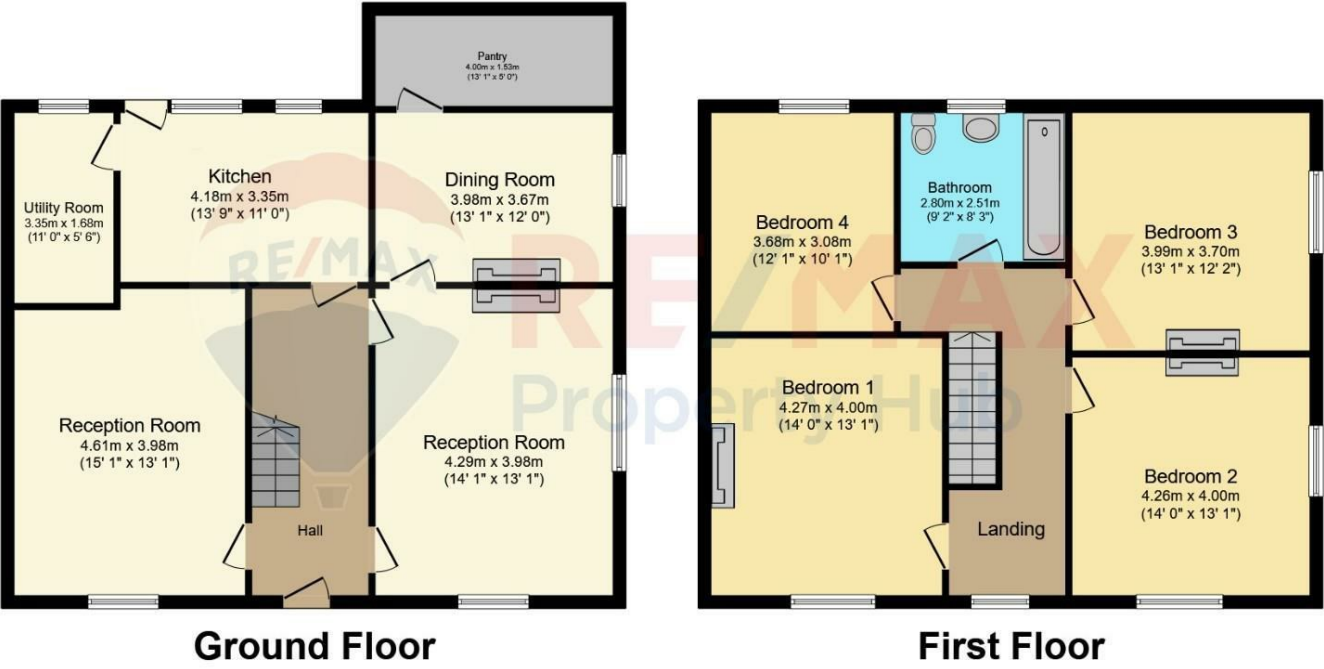
With Window to the rear elevation.

Externally



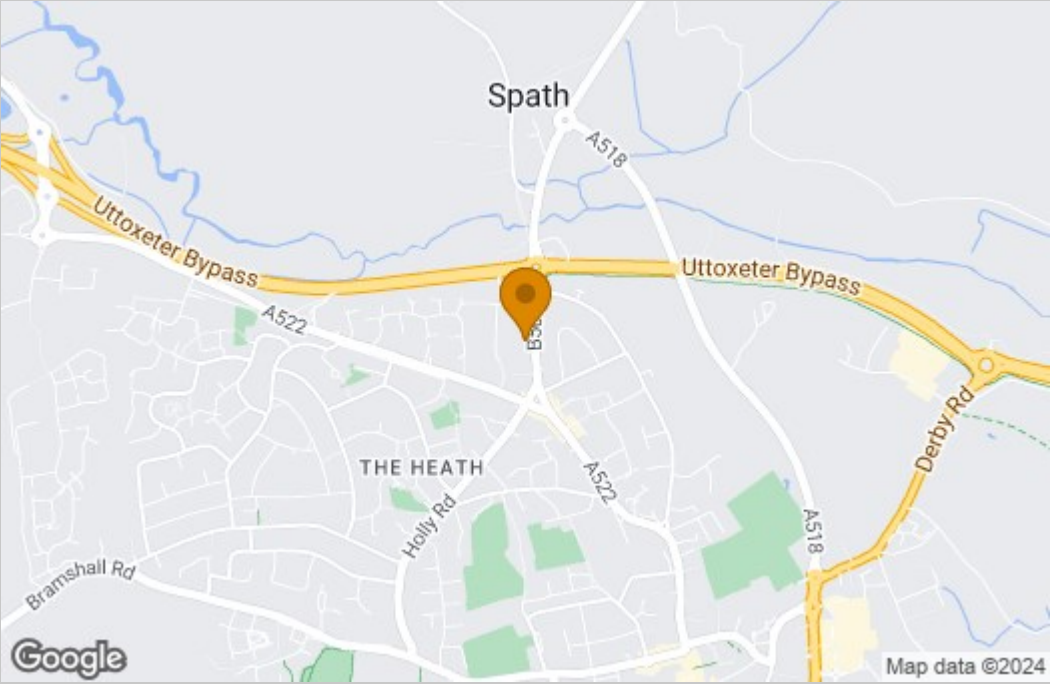
An enclosed rear garden with two outbuildings set within. There is also a Driveway and double garage.

Floor Plan

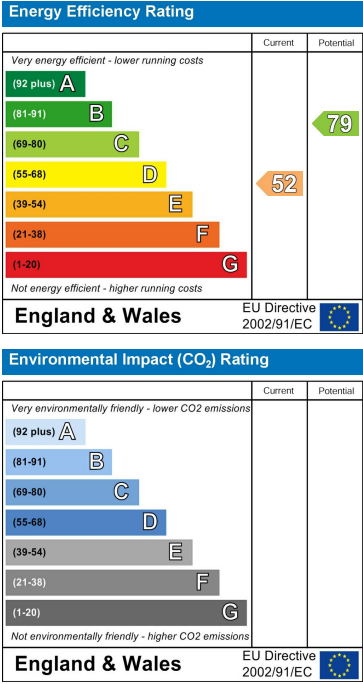


Total floor area 169.6 sq.m. (1,825 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



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.

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