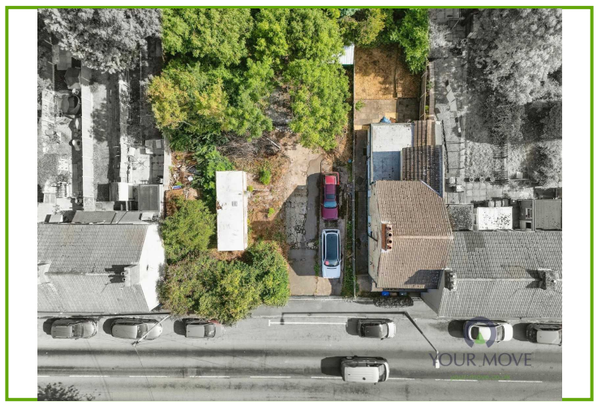
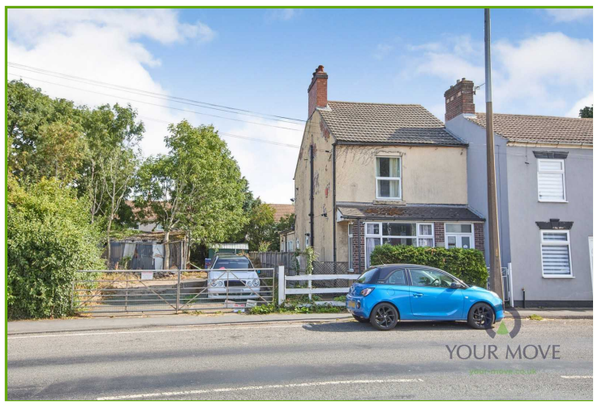
















Stanton Road, Burton-on-Trent,
Staffordshire, DE15

Guide Price: £275,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Stanton Road, Burton-on-Trent, Staffordshire, DE15

Guide Price: £275,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: D
Local Authority: East Staffordshire Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

A neutrally decorated 3-bedroom end-of-terrace home in the Stanton Road area of Burton upon Trent, offering two reception rooms, a kitchen and bathroom, associated land with potential building plot (subject to planning), convenient access to local amenities, schools and transport links, and an EPC rating of D with Council Tax Band A.

Description
For sale: a neutrally decorated 3-bedroom end of terrace with associated land and potential building plot (subject to planning), located in the Stanton Road area of Burton. Inside, the property offers two reception rooms, a kitchen and a bathroom, providing a practical layout for everyday living.
Stanton Road sits on the eastern side of Burton upon Trent, within easy reach of local shops, everyday amenities and schools. Nearby green spaces and playing fields offer options for walks and outdoor time.
Burton upon Trent railway station is the main local hub, typically around 10–15 minutes' drive away, with direct services to Birmingham New Street in about 30–35 minutes and Derby in roughly 10–15 minutes, making commuting and city trips straightforward. Road links towards the A38 and A511 connect well with the wider region.
EPC rating D and Council Tax Band A.

Entrance Porch

Lounge
14`8 x 11`5

Dining Room
15`0 x 11`5

Kitchen
15`0 x 9`3

Utility Room
7`6 x 7`3

Bathroom
7`2 x 6`2

Cellar
10`5 x 10`5

First Floor Landing

Bedroom One
15`3 x 11`9

Bedroom Two
11`10 x 11`6

Bedroom Three
8`10 x 7`0

Garden

Land

Freehold

Council Tax Band
A East Staffs

Auction Terms
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.


For full EPC please contact the branch.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Total floor area 120.8 sq.m. (1,300 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.