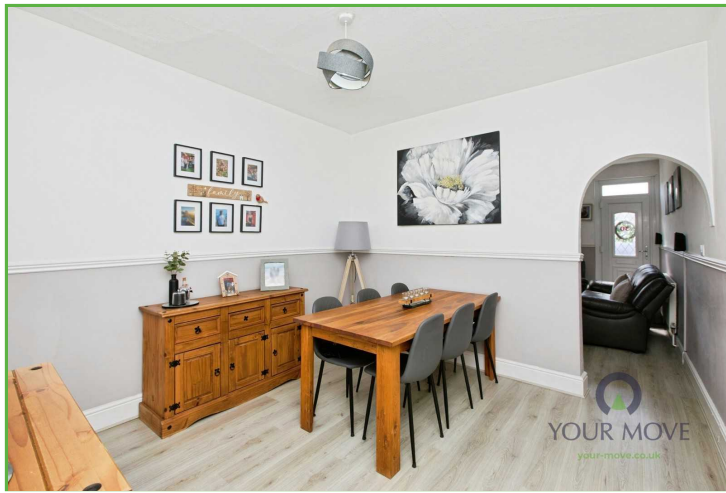
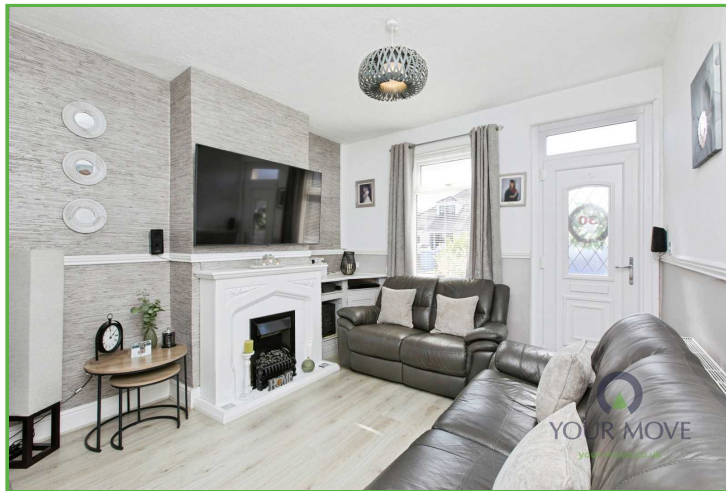
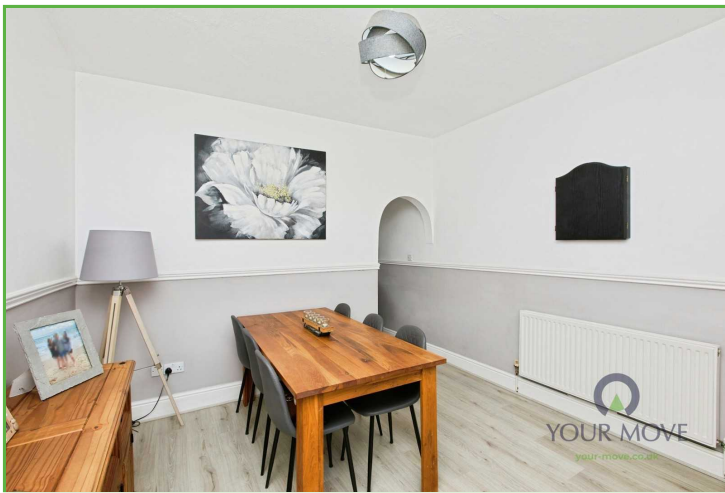




Forest Road, Burton-on-Trent,
Staffordshire, DE13

Guide Price: £130,000

Tenure: Freehold



your-move.co.uk

Burton on Trent T: 01283 545444



Forest Road, Burton-on-Trent, Staffordshire, DE13
Guide Price: £130,000 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 double bedroom terraced house for sale in Burton upon Trent, offering two reception rooms, a separate kitchen and family bathroom, good access to town amenities and rail links to Birmingham and Derby, and sold with no onward chain in Council Tax Band A.

Description
This neutrally decorated 3-bedroom terraced house is for sale in Burton upon Trent and offers practical living space with two reception rooms, a separate kitchen and a family bathroom. The layout works well for everyday life, with clear areas for relaxing, dining and cooking.
Burton upon Trent is known for its brewing heritage and has a useful mix of supermarkets, independent shops and cafés in the town centre. Nearby parks and open spaces around the town provide options for walks and outdoor time.
Burton-on-Trent railway station offers direct services to Birmingham New Street (around 30–35 minutes) and Derby (around 10–15 minutes), making commuting or day trips straightforward. Local bus routes also connect residential areas with the town centre and station.
The property is in Council Tax Band A and is offered with no chain, which may appeal to buyers looking for a straightforward purchase.

Lounge
14`0 x 11`4

Dining Room
12`0 x 11`4

Kitchen
10`7 x 6`7

Bathroom
6`7 x 5`6

First Floor Landing

Bedroom One
13`0 x 11`8

Bedroom Two
12`1 x 10`0

Bedroom Three
12`0 x 8`4

Garden

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

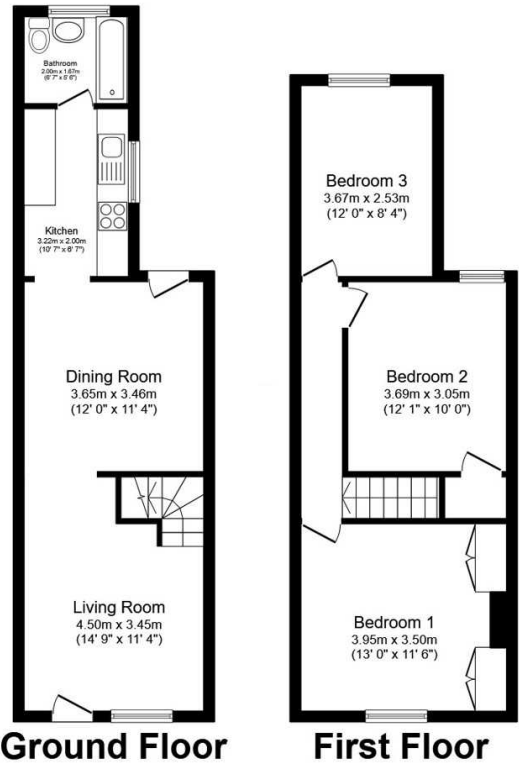
Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be 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.

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All Measurements
All Measurements are Approximate.



For full EPC please contact the branch.



Total floor area 80.8 sq.m. (870 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.