

LOT

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260 Rosliston Road, Burton-on-Trent, Staffordshire DE15 9RQ

Guide price\* £50,000–£60,000



## A well-proportioned three bedroom end townhouse in need of complete renovation and modernisation throughout

### Location

The property is located in a well-established residential area and has a good variety of shops, community amenities and facilities, schools and regular bus services to and from Stapenhill and the town centre. For those looking to commute, the A38 and the A50 are both within access by vehicle and link to further major road networks.

### Description

A well-proportioned three bedroom end townhouse which now is requiring full renovation and modernisation throughout and will suit builders or those parties accustomed to property renovation. We have only had limited access to the property and believe there is a 3 bedrooms and gardens

to front and rear. There is no off road parking but some of the neighbouring houses have created parking to the front (subject to all approvals and regulations). To the rear are large gardens so some development opportunity could be had or extension potential, subject to all planning permissions.

**Ground Floor** We believe the property to have Hallway, kitchen and lounge/living space.

**First Floor** We believe there to be three bedrooms and a Bathroom

**Outside** Front and rear gardens

**Tenure**  
tbc

### EPC

Energy Efficiency Rating tbc

### Auction Valuer

Lucy Crapper NAVA

### Note

We recommend external viewing only to the site and in daylight hours. Please show courtesy to any neighbouring properties. Due to the poor condition of the house any viewers of this property are strongly advised to take extra care. Suitable footwear will be required and no children will be permitted. Countrywide Auctions, Blundells Property Auctions, Frank Innes and their clients take no responsibility for any accidents, losses or injuries incurred whilst visiting the site. Prospective purchasers are advised the property is

sold as seen; the property will not be cleared prior to completion.

### Viewing

Strictly by appointment only with joint agent Blundells Auctions 0114 2541185 or Frank Innes 01283 430095