



## Stafford

Marston Road  
Stafford Staffordshire

**Guide Price**  
**£30,000**

For Sale by Auction – T & C's apply - This is a fantastic opportunity for investors and builders alike who are able to purchase this property on a CASH BUYER ONLY basis. This end of terraced house has suffered from fire damage resulting in the property requiring a significant amount of work. All interested parties are recommended to carry out their own investigations about the property prior to a bid being made. The house consists of multiple reception rooms, kitchen, utility room, ground floor bathroom, two first floor bedrooms and a good-sized rear garden. For more details on the auction process, please call 0191 500783 or visit [www.iam-sold.co.uk](http://www.iam-sold.co.uk).

- For Sale by Auction – T & C's Apply (ask for details)
- Subject to Reserve Price
- Buyers Fees Apply (ask for details)
- 10% deposit payable
- 
- 

**Arrange a viewing...**

01785 223344  
[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

**Dourish & Day**  
14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155  
VAT No: 261 6721 09



## Agents Note

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts. On exchange of contracts, the buyer is required to make a payment of a 10% deposit, sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.80% of the final agreed sale price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to the agreed purchase price and is 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 £300.00 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.



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## Referral Arrangements:

Should you opt to use Conveyancing Services recommended by iamsold or the Partner Agent, please be advised that the iamsold will receive payment of up to £450.00 from the Conveyancing Provider for that recommendation where the services are taken, and a sale completes. It is important to note that recommended services are optional, and you should consider your options carefully before accepting any recommended services.

## SAFETY NOTE

We take great care to ensure the safety of all viewings when viewing properties marketed by us. We would like to recommend greater care when viewing this property due to the extent of contents; please watch for trip and slip hazards and Children under the age of 16 are not allowed to enter the property. You should enter the property at your own risk.

**Reception Room - 1** 13' 9" x 9' 7" (4.18m x 2.92m)

**Reception Room - 2** 13' 11" x 11' 10" (4.25m x 3.60m)

**Reception Room - 3** 10' 0" x 8' 2" (3.06m x 2.48m)

**Reception Room - 4** 7' 8" x 7' 7" (2.33m x 2.31m)

**Kitchen** 9' 4" x 11' 11" (2.84m x 3.63m)

**Separate WC** 5' 5" x 3' 8" (1.65m x 1.12m)

**Bathroom** 8' 9" x 6' 9" (2.66m x 2.05m)

**Utility** 7' 6" x 9' 10" (2.28m x 2.99m)

## First Floor Landing

**Bedroom** 11' 5" x 11' 11" (3.49m x 3.64m)

**Bedroom** 14' 1" x 9' 9" (4.28m x 2.97m)



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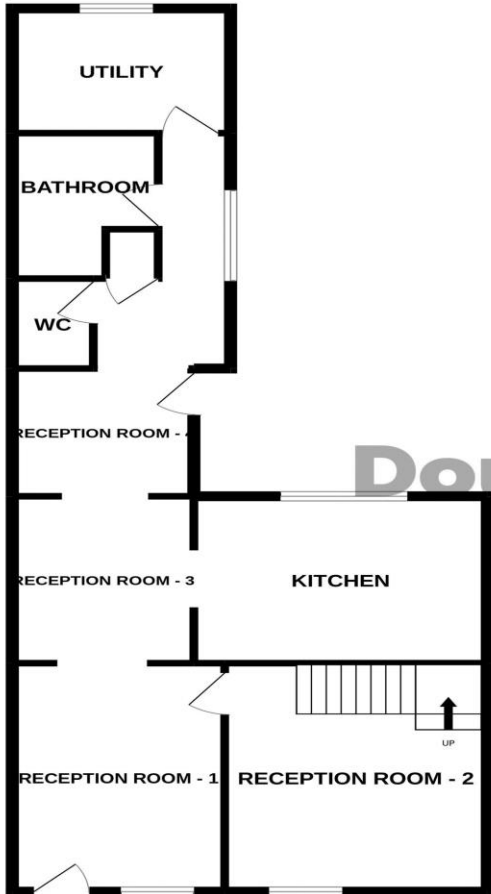
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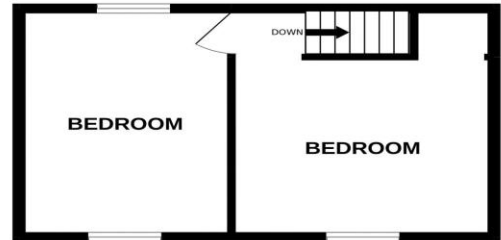
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GROUND FLOOR



1ST FLOOR



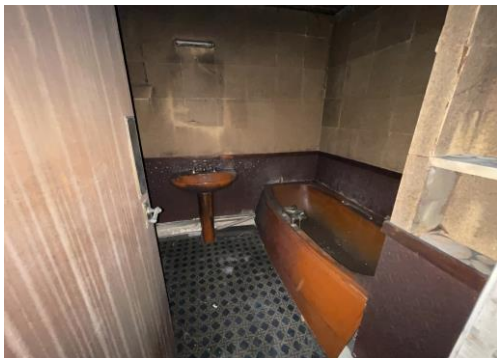
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

TBC

England, Scotland & Wales

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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