

SCARGILL
MANN & CO

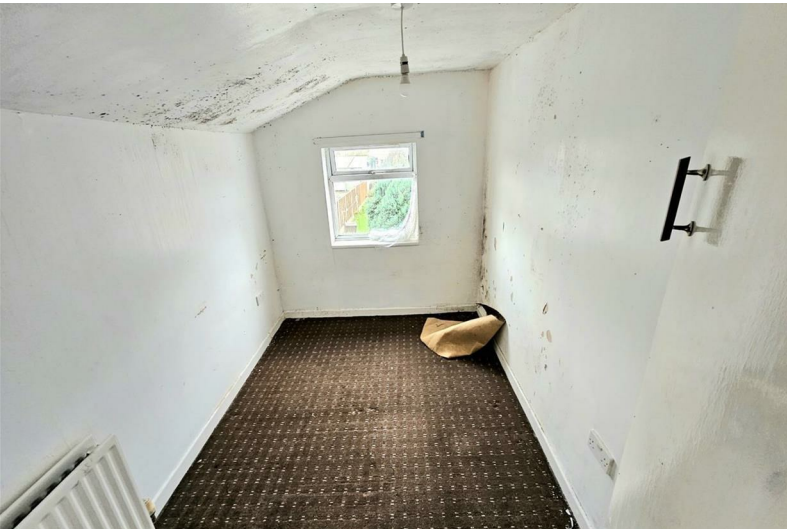
EST. 1995



45 King Street

, Burton-On-Trent, DE14 3AF

Price **£95,000**



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GENERAL INFORMATION

THE PROPERTY

Offered for sale with no upward chain is this terrace property requiring upgrades. The property has double-glazed windows and a central gas heating system which is currently capped off. On the ground floor are two reception rooms, a fitted kitchen and a bathroom. To the first floor are two double bedrooms with an occasional bedroom/study/dressing room off the second bedroom. Outside is a shared communal entry that leads to the rear. A private gate opens into the good-sized rear garden and gives access to the property via the kitchen.

LOCATION

King Street is conveniently located near to local amenities, including a doctor's surgery and primary school. The nearby town centre of Burton upon Trent is a short drive away where further facilities can be found.

ENTRANCE

Door opens through to the front reception room

FRONT RECEPTION ROOM

10'10" to the window x 12'0" to chimney breast (3.31 to the window x 3.66 to chimney breast)

There is a window to the front aspect, radiator, ceiling light point and meter storage cupboard. Door opens through to rear reception room.

REAR RECEPTION ROOM

8'0" min width x 12'0" into chimney breast (2.44 min width x 3.66 into chimney breast)

With useful understairs storage cupboard, timber fire surround with electric fire inset, stairs off to first floor and door opening through to kitchen.

KITCHEN

6'11" x 9'11" (2.12 x 3.03)

Fitted with a range of base cupboards, drawers and matching wall mounted cabinets. There are tiled splashbacks, worktops incorporate a stainless steel sink and side drainer and a Worcester Bosch domestic hot water central heating boiler is housed here. There are recess ceiling down lights, a window to the side aspect and a door leading out to the side. A further door leads through to the ground floor bathroom.

BATHROOM

7'7" x 6'10" (2.31 x 2.08)

Has a panelled bath with mixer taps, pedestal hand wash basin and W.C, there is a radiator, window to the rear aspect and a ceiling light point.

FIRST FLOOR

LANDING

With doors leading off to:

BEDROOM ONE

10'11" to window x 14'5" into chimney breast (3.33 to window x 4.39 into chimney breast)

There is a window to the front aspect, radiator, ceiling light point and useful storage cupboard.

BEDROOM TWO

14'6" into the chimney breast x 8'1" to the window (4.41 into the chimney breast x 2.47 to the window)

There is coving to ceiling, radiator, ceiling light point and a door leading through to dressing room/study.

DRESSING ROOM/STUDY

7'0" x 9'11" (2.13 x 3.03)

Has a window to the rear aspect, radiator and ceiling light point.

OUTSIDE

There is a communal entry with a private gate that leads through to a paved patio with a large grass lawn area to the rear.

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area. Please note there is a flying freehold to the first floor bedrooms one and two which have the entry below.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser

should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

COUNCIL TAX BAND

East Staffordshire Borough Council- Band A

CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

SCHOOL CATCHMENT AREAS

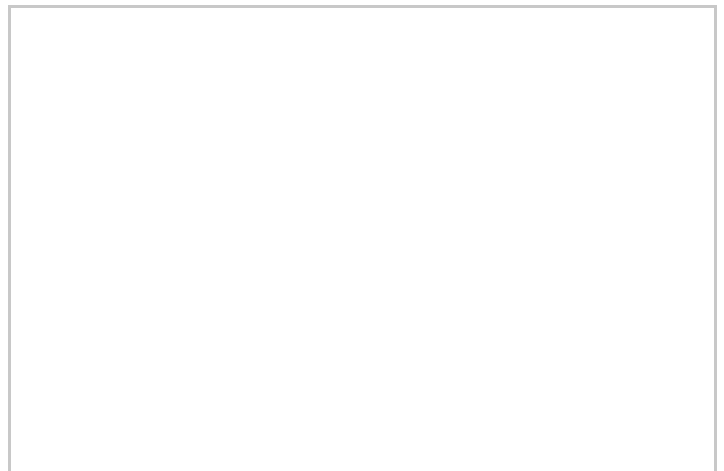
<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

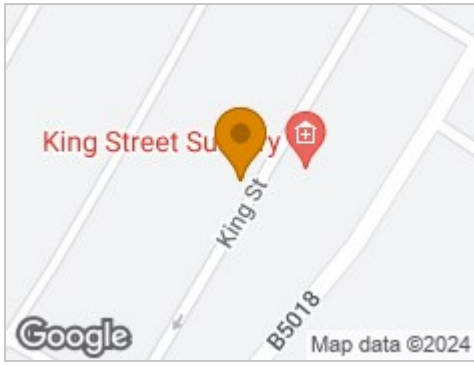
<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 12/2023)/A



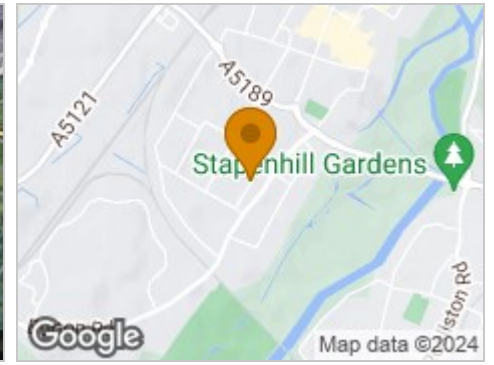
Road Map



Hybrid Map



Terrain Map



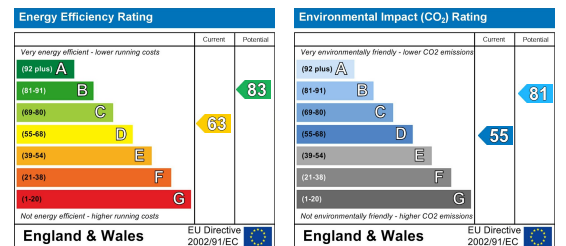
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.