



St Peters Street, Burton On Trent, DE15 9AW

Asking Price £79,950

Landlord Only Sale ** Tenants In Occupation **

An opportunity to purchase this two bedroom terraced property which briefly comprises of two separate sitting rooms, a small kitchen and a further small ground floor bathroom.

On the first floor there are two good sized double bedrooms. The property further benefits from double glazing and gas central heating system. To the outside there is a very small courtyard area with gate for access only for dustbins (no rear garden). The property offers a good degree of potential for Landlords and is within easy reach of shops, services and indeed Burton town centre.

Being sold with tenants in occupation paying £525 pcm (from May 2024)

FRONT RECEPTION ROOM

3.66 x 3.33 (12'0" x 10'11")



Double glazed window to front and central heating radiator, door leads off to the rear reception room.

REAR RECEPTION ROOM

3.70 x 4.59 (12'2" x 15'1")



Adam style fire surround, double glazed window to rear, stairs leading up, central heating radiator, door leads off to the kitchen.

SMALL KITCHEN

1.51 x 2.58 (4'11" x 8'6")

Small galley kitchen area, side access to the outside yard and further door that leads to the bathroom.

SMALL BATHROOM



Having a low level wc, bath and basin.

FLIST FLOOR LANDING

With doors leading off.

BEDROOM ONE

3.65 x 3.37 (12'0" x 11'1")



Central heating radiator and double glazed window.

BEDROOM TWO

3.69 x 3.53 (12'1" x 11'7")



Double glazed window and central heating radiator.



OUTSIDE SMALL YARD



This is an outside area for storage of dustbins etc, side gate access. (THIS IS NOT A REAR GARDEN).

TENANTS IN OCCUPATION

The images used in this advertising were taken before the existing tenants occupied the property, therefore are to be taken as a guide only to the internal layout and condition of the property.

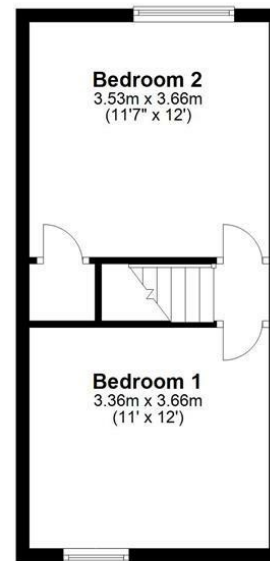
The tenants have been in long term and wish to remain within the home. Any intending purchase will need to be either a buy to let mortgage or cash purchase.

Draft details awaiting vendor approval.

Ground Floor



First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Council Tax Band A Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 53 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

01283 528020

NICHOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN