

Wyggeston Street, Burton-On-Trent, DE13 0SA

Asking Price £120,000

**** Landlord Investment Sale ** Tenant In Occupation ** Bay Fronted Mid Terrace ****

A traditional bay fronted mid terrace home currently tenanted at £625 pcm. The home offers a uPVC front entrance door to the lounge, door to the separate sitting room on the rear elevation with an under stair storage cupboard. The kitchen is fitted with a selection of units incorporating built-in oven and electric hob, wall mounted gas central heating boiler, freestanding appliance spaces, window and door to the rear garden.

The first floor has three bedrooms and a fitted bathroom with a three piece white bathroom suite with shower above. Outside a shared gated entry leading to the rear garden. with paved patio areas.

Viewings by appointment only.

The Accommodation

Lounge

3.81m x 3.30m (12'6 x 10'10)



Kitchen

3.91m x 2.06m (12'10 x 6'9)



Dining Room/ Sitting room

3.81m x 3.43m (12'6 x 11'3)



First Floor

Bedroom One

3.48m x 3.43m (11'5 x 11'3)

Bedroom Two

3.33m x 2.77m (10'11 x 9'1)

Bedroom Three

2.77m x 2.67m (9'1 x 8'9)

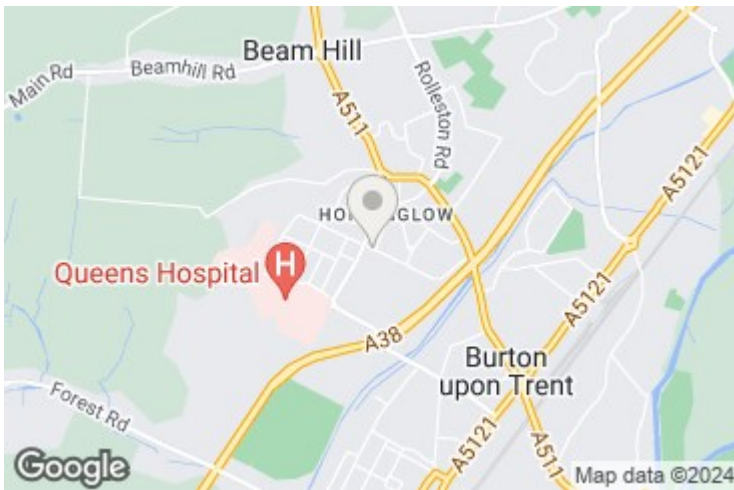
Bathroom

Shared Entry & Rear Garden

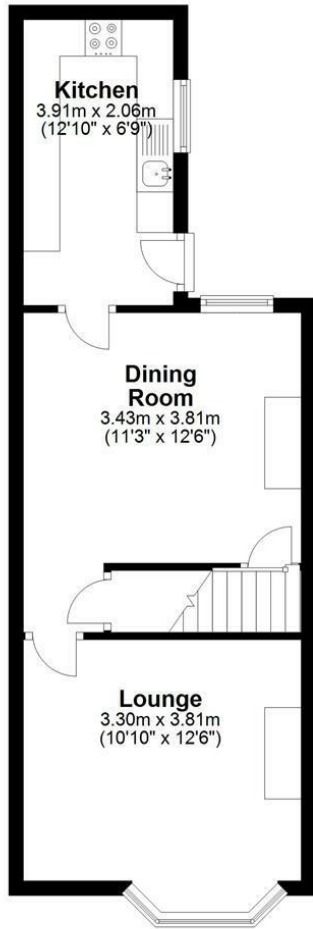
Draft details awaiting vendor approval and subject to change.

The home is sold with a tenant in occupation currently paying £625 pcm and the purchase will either need to be cash or buy to let finance.

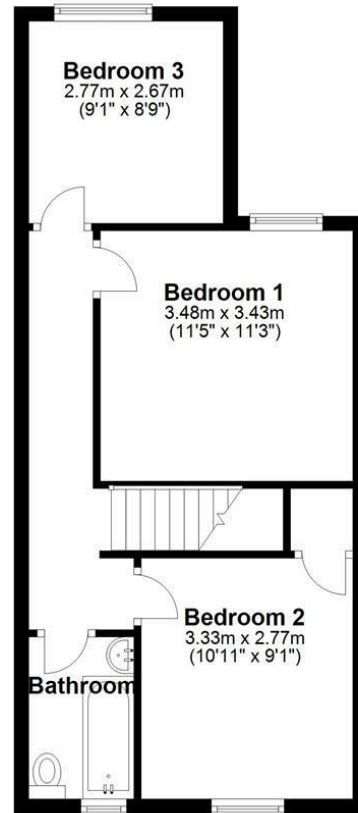




Ground Floor



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			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(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