



Waterside, Burton-On-Trent, DE15 9HE

Asking Price £140,000

**** Landlord Investment Opportunity ** Traditional End Terrace Home ****

This traditional end of terrace property is being sold with a tenant in occupation currently paying £750 pcm (from August 24). The tastefully presented accommodation is uPVC double glazed, and gas centrally heated. The home is set back from the River Trent, in an elevated position with front facing bay window. By road the home is accessed from the rear aspect of the property, with rear gate from the roadside, to the enclosed garden leading down to the rear back door into the kitchen.

The internal accommodation comprises, lounge with bay window on the front elevation with a uPVC front door, and an internal door to the separate dining room on the rear elevation, with laminate flooring, under stairs storage cupboard and door through to the fitted kitchen. The modern fitted kitchen has a selection of light grey fitted units, built-in oven and electric hob with an extractor hood above, freestanding appliance spaces, and a uPVC window and door to the rear garden.

The first floor has two generous double bedrooms and a well appointed fitted bathroom with a four piece white bathroom suite offering WC, basin, bath and shower enclosure. A cupboard within the bathroom conceals the gas fired combi boiler, and a window to the rear elevation. All viewings by appointment only.

The Accommodation



Lounge

3.73m x 3.12m (12'3 x 10'3)



Dining Room

3.73m x 3.43m (12'3 x 11'3)



Kitchen

3.58m x 2.01m (11'9 x 6'7)



Bedroom One

3.73m x 3.07m (12'3 x 10'1)

Bedroom Two

3.35m x 2.82m (11'0 x 9'3)



Bathroom

3.61m x 2.08m (11'10 x 6'10)



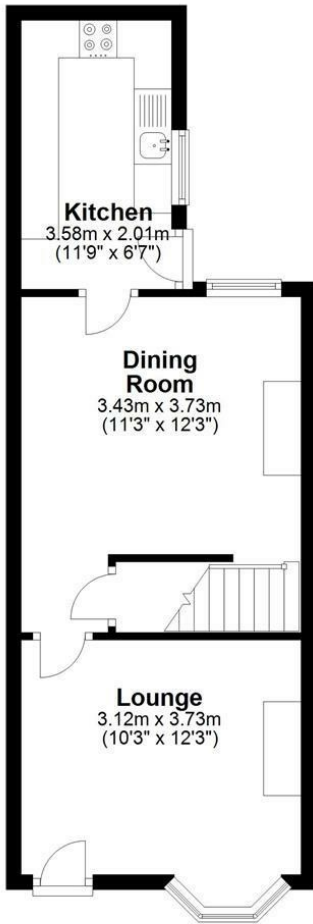
Front & Rear Garden

The home is being sold with a tenant in occupation paying £675 pcm. To purchase, a buy to let mortgage will be required or cash purchase.

Draft details awaiting vendor approval and subject to change.



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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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