



Cross Street, Burton-On-Trent, DE14 1EF

Asking Price £110,000

This two bedroom family home is located close to local shops and amenities and within walking distance from the town centre. The property briefly comprises of an Open Plan Lounge Dining Room with Front uPVC door, laminate flooring, under stairs storage cupboard and door to the Fitted Kitchen. The kitchen is fitted with a selection of wall and base units, built-in oven and gas hob, further freestanding appliance spaces and a wall mounted gas fired combination boiler, supplying the hot water and heating system. To conclude the ground floor is a rear lobby with back door to the garden and Ground Floor Bathroom, fitted with white bathroom suite.

The first floor provides Two Bedrooms, with the larger across the front aspect taking advantage of the above entry space and the home is uPVC Double Glazed & Gas Centrally Heated. Outside an external shared entry leads to the shared rear access and garden.

The property is currently tenanted and achieving £650 PCM.

The Accommodation

Lounge

3.66m x 3.05m (12'0 x 10'0)



Kitchen

2.77m x 1.93m (9'1 x 6'4)



Ground Floor Bathroom

1.88m x 1.78m (6'2 x 5'10)

First Floor

Bedroom One

4.67m x 3.05m (15'4 x 10'0)



Dining Room

3.12m x 2.74m (10'3 x 9'0)



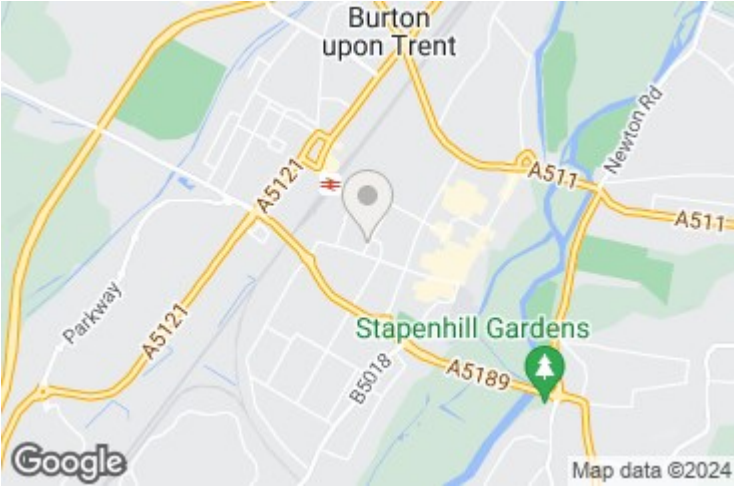
Bedroom Two

3.05m x 2.74m (10'0 x 9'0)

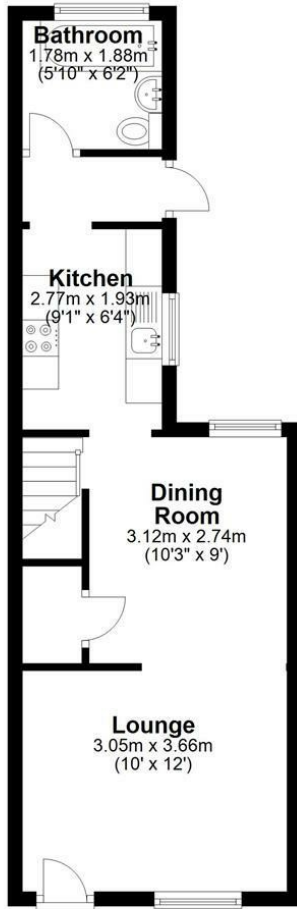
Shared Entry & Rear Garden



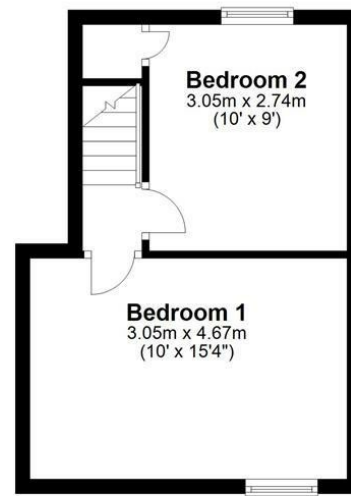
Draft details awaiting vendor approval and subject to change.



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			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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