



Holly Street, Burton-On-Trent, DE15 9ET

Asking Price £189,950

Nicholas
Humphreys

Holly Street, Burton-On-Trent

***** SUPERB INVESTMENT ***** LANDLORDS ONLY ***** LET AT £925 pcm *****

A Traditional End of Terrace home, set back from the road offering traditional charm and character throughout, with the well presented accommodation across three floors. The home provides easy access to Burton Town Centre, schools and local amenities.

The home benefits double glazing and gas central heating via the modern fitted combination boiler and in brief comprises; storm canopy, access to the lounge on the front aspect with walk-in bay window, separate sitting room/ dining room, kitchen on the rear aspect and W/C combined utility area.

To the first floor are two double bedrooms and a family bathroom providing a four piece white bathroom suite. An additional staircase rises to the second floor, with a further double room with window to the front aspect. Outside there are front and extensive rear gardens. The home is open to all buyers, and has the option to be sold as a ongoing investment. We polity request all viewings by prior appointment.



The Accommodation

**SUPERB INVESTMENT FOR LANDLORDS ONLY!! TENANT IN SITU PAYING
£925PCM!!**

The internal accommodation has a uPVC front entrance door leading to the lounge with inset fireplace with Adams surround, original cornice ceiling, walk-in bay window, and laminate flooring. The separate sitting room/ dining room has a double glazed window to rear, laminate flooring, coving to ceiling, under stair storage, and stairs rising to the first floor.

The Kitchen has a range of matching wall and base units with roll edged work surfaces and complementary tiled splashbacks and flooring, fitted oven electric hob, extractor above, integrated fridge freezer, base cabinet housing space for washing machine and through to the inner rear lobby with back door to the garden.

The utility area combine cloakroom offering a WC, hand wash basin and further appliance space.

The first floor has the larger double bedroom on the front aspect, and a second double on the rear, with a family fitted bathroom offering WC, hand basin, bath and separate shower enclosure.

The second floor is positioned within the original roof space and believed to be original from build, and offers a good size third bedroom with window to the front aspect.

Outside is a front garden set back and elevated from the road side with shared pathway leading to the rear aspect garden.

Lounge

3.66m x 3.45m (12'0 x 11'4)

Sitting Room / Dining Room

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

Kitchen

3.81m x 2.34m (12'6 x 7'8)

Utility Combined Cloakroom

First Floor

Bedroom One

3.66m x 3.45m (12'0 x 11'4)

Bedroom Two

3.12m x 2.69m (10'3 x 8'10)

Bathroom

3.73m x 2.46m (12'3 x 8'1)

Second Floor

Bedroom Three

4.42m x 3.35m (14'6 x 11'0)

Draft details awaiting vendor approval subject to change.







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 B
Freehold

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 69 |
| (55-68) D | | |
| (39-54) E | 43 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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.

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