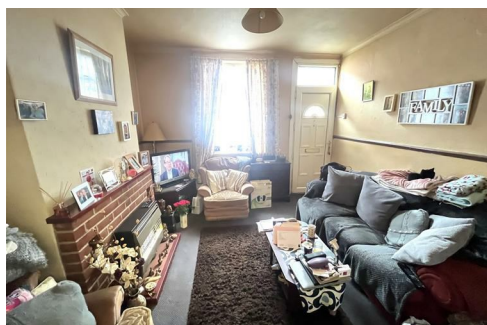




Balfour Street, Burton-On-Trent, DE13 0TS

Asking Price £100,000

**** A Traditional Mid Terrace ** Landlords Only ** Popular Position ****

A mid terrace property offered for sale offering uPVC double glazing and electric heating throughout the home. The internal accommodation opens with front door to the lounge with gas fire, and internal door to the kitchen on the rear aspect with freestanding appliance spaces, sink unit, under stairs storage cupboard, storage heater and fitted base units. The rear lobby has a uPVC door to the garden and door to the ground floor bathroom fitted with a three piece bathroom suite.

The first floor has two double bedrooms both with storage heaters and an airing cupboard. The home has a rear garden with shared access to the front of the properties. Being sold as an investment, there is currently a tenant in occupation paying £328.33 per calendar month.

All viewings of this property are by prior appointment.

The Accommodation

Lounge

3.66m x 3.63m (12'0 x 11'11)



Ground Floor Bathroom

1.83m x 1.70m (6'0 x 5'7)



Kitchen

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



First Floor

Bedroom One

3.66m x 3.63m (12'0 x 11'11)

Bedroom Two

3.81m x 3.35m (12'6 x 11'0)

Rear Garden

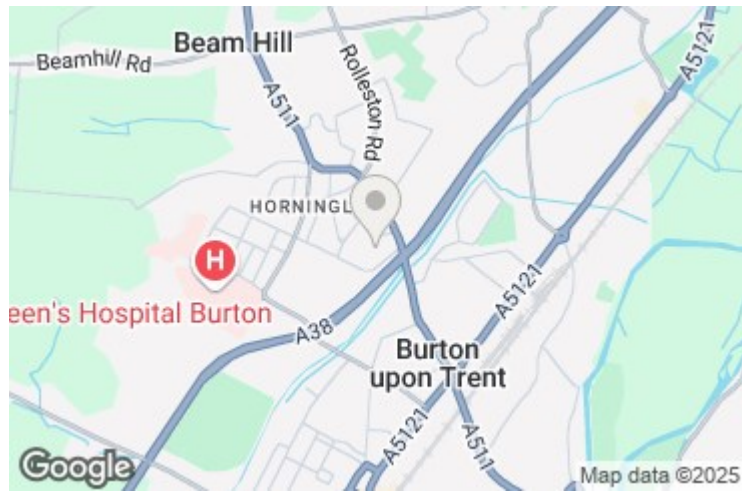


Rear Lobby

Tenanted Property

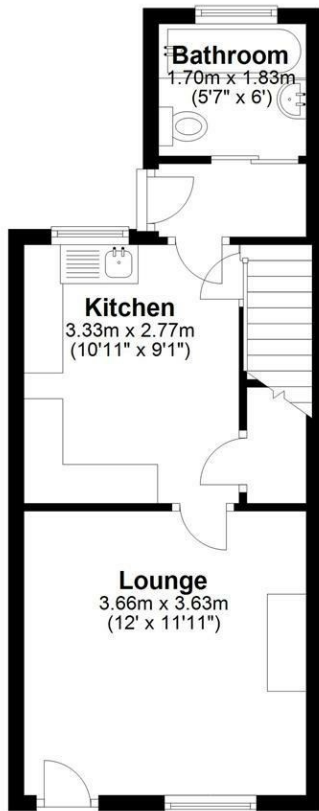


The home is currently tenanted, this can cause a delay to the sale process.
Draft details waiting vendor approval and subject to change.

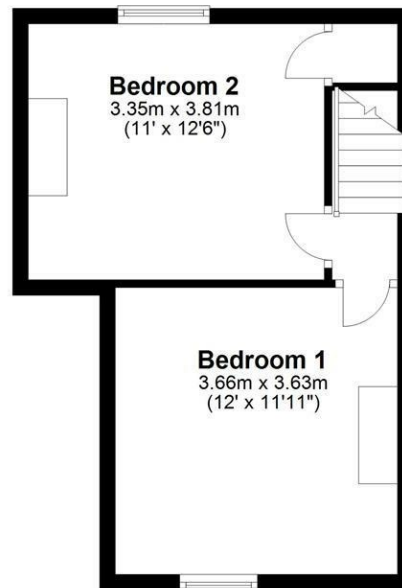


Property construction: Standard
Parking: None
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric heater and gas fire
Council Tax Band: A
Broadband type: Not connected. TBC - See Ofcom link
for speed: <https://checker.ofcom.org.uk/> Mobile
signal/coverage: See Ofcom link
<https://checker.ofcom.org.uk/>
Local Authority: East Staffordshire Borough Council
Useful Websites:
[www.gov.uk/government/organisations/environment-](http://www.gov.uk/government/organisations/environment-agency)
agency

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.

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.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

01283 528020

NICHOLASHUMPHREYS.COM/BURTON

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