



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

### Asking Price £100,000

\*\* A Traditional Mid Terrace \*\* Ideal First Purchase \*\* 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. Should you want to purchase as an investment there is currently a tenant in occupation paying £328.33 per calendar month.

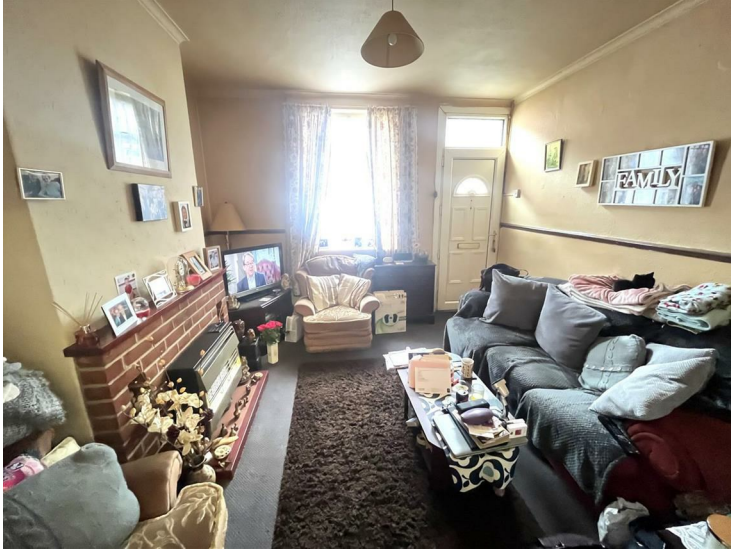
All viewings of this property are by prior appointment.



## 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

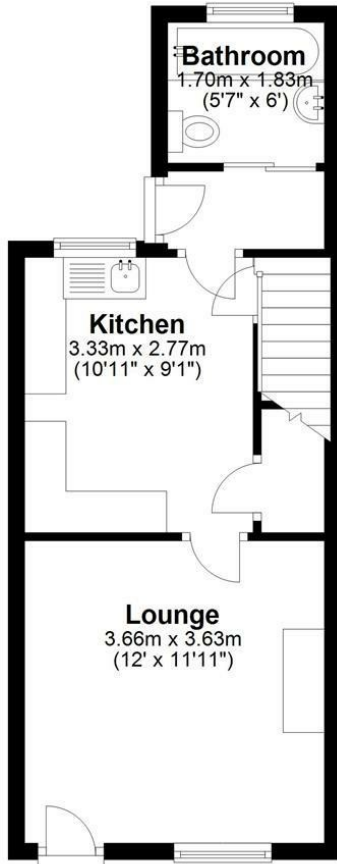




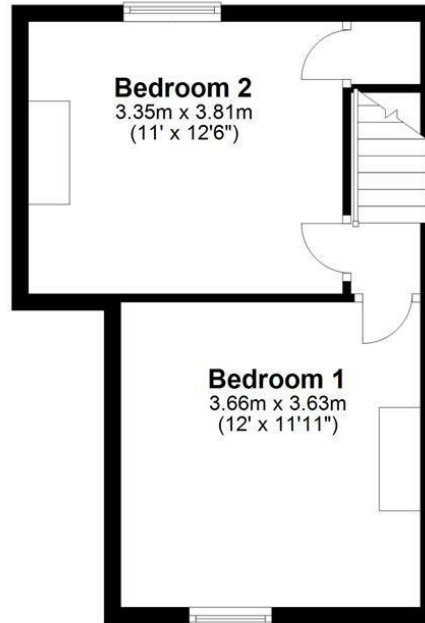
The home is currently tenanted, should the purchaser wish to buy with vacant possession, then notice will be issued to the tenants, and this can cause a delay to the sale process. Draft details waiting vendor approval and subject to change.



## 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) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		30	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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