



Brackenwood Road, Stapenhill, Burton On Trent, DE15 9PU

Asking Price £95,000

A ground floor maisonette, For Sale To First Time Buyers And Landlords, this home offers in brief, front entrance door leading into the hallway, with lounge diner, fitted kitchen with gloss units, built-in oven and hob, wall mounted gas fire combination boiler and uPVC back door to the garden and window overlooking the garden.

There are two good sized double bedrooms and a fitted bathroom with a three piece white bathroom suite with mixer shower tap positioned above the bath.

The home is uPVC double glazed and has had a new roof fitted in the past 4 years, done by Trent & Dove. Outside is an enclosed rear garden, purpose built outbuilding for storage. This property is ideal for the investor, currently with tenant in occupation paying £550 pcm. Being situated within a popular residential location, ideal for families. The property is conveniently located for Burton town centre and is within a commutable distance of the A38 linking major road networks. Viewings strictly appointment only. The property is currently tenanted at £550pcm, however, the tenant will be vacating June 2024.

The Accommodation

Hallway

Lounge Diner

4.24m max x 4.11m max (13'11 max x 13'6 max)



Bathroom

2.01m x 1.68m (6'7 x 5'6)



Bedroom One

4.19m x 3.02m (13'9 x 9'11)



Kitchen

2.92m x 2.64m (9'7 x 8'8)



Bedroom Two

3.63m x 2.92m (11'11 x 9'7)



The home currently has a tenant in occupation, the

tenant will be issued notice during the purchase process, once confirmed with the buyer as to their intention to occupy the property, and this can sometimes delay the intended completion of the purchase.

Leasehold

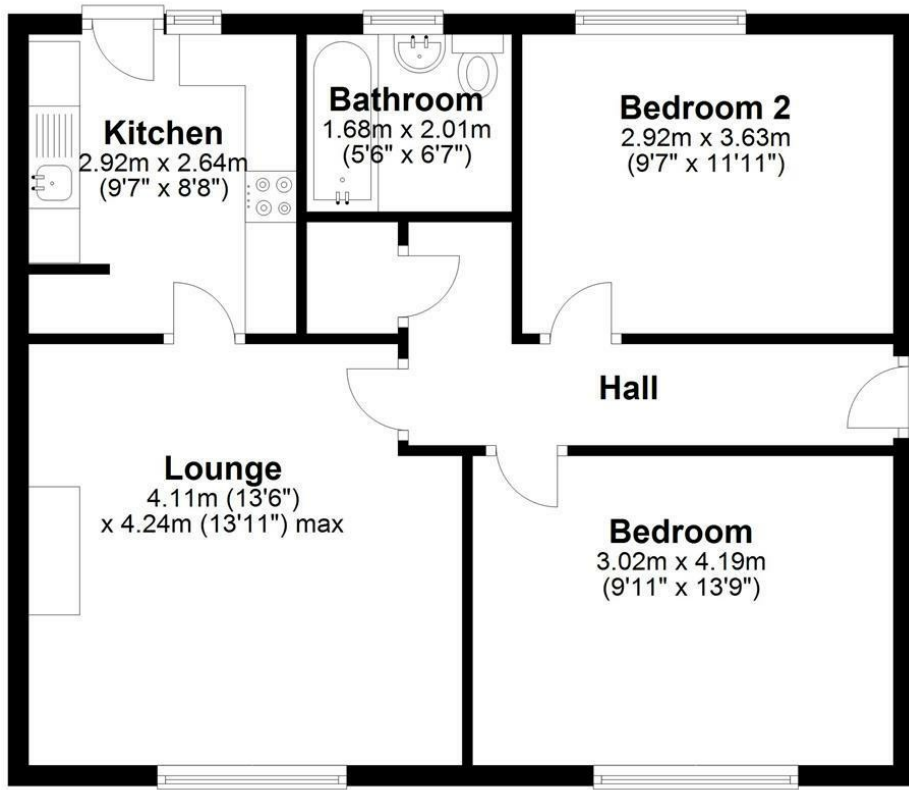
The freehold is owned by Trent & Dove Housing and was issued 125 year lease on 17/03/2008. The ground rent is £161.80 per year and reviewed in March every year.

The above is subject to change.

Draft details awaiting vendor approval and subject to change.



Ground 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 Leasehold

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			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(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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