



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

Asking Price £115,000

**** LANDLORD INVESTMENT OPPORTUNITY ** SOLD WITH TENANT IN OCCUPATION ****

A traditional mid terrace home offered for sale as an investment opportunity with a tenant in place. The internal accommodation opens with a front uPVC door to the lounge on the front aspect with internal door to the kitchen, with a selection of fitted units with freestanding appliance spaces,, fitted extractor hood above the cooker space, tile flooring, concealed gas fired combination boiler. A rear lobby with space for the fridge freezer, and door to the rear garden and the ground floor shower room, offering a three piece white shower room suite, with window to the rear aspect and a shower enclosure.

The first floor has two double bedrooms, the larger room on the front aspect. The interior has uPVC double glazing throughout. Externally there is a shared gated entry to the rear garden. **LANDLORDS ONLY** sold with a tenant in occupation paying £625pcm (from July).

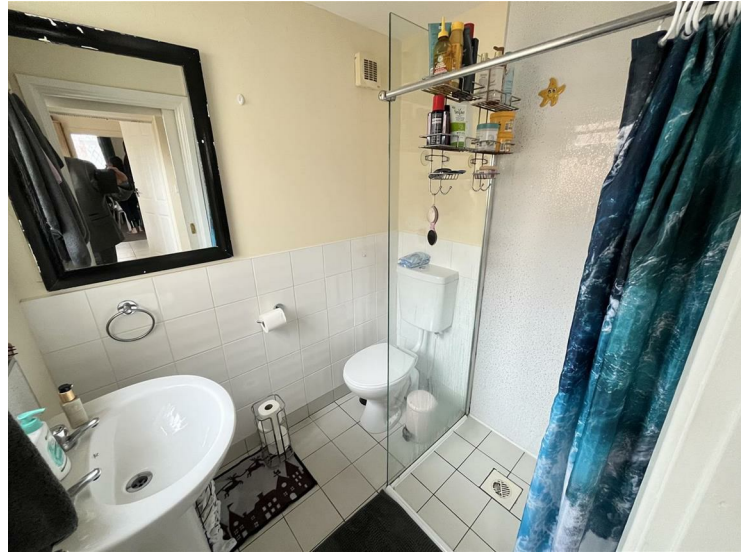
The Accommodation

Lounge

3.61m x 3.61m (11'10 x 11'10)



Ground Floor Shower Room



First Floor

Bedroom One

3.61m x 3.66m (11'10 x 12'0)



Kitchen

3.35m x 2.79m (11'0 x 9'2)



Bedroom Two

3.78m x 3.33m (12'5 x 10'11)



change.

Sold as an ongoing investment with a tenant in occupation.

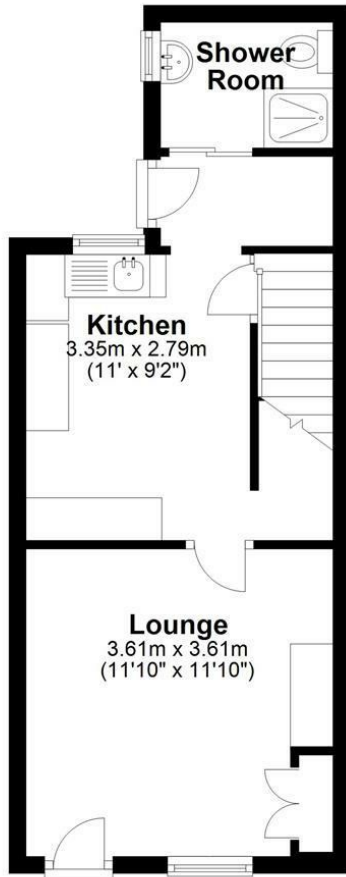


Rear Garden

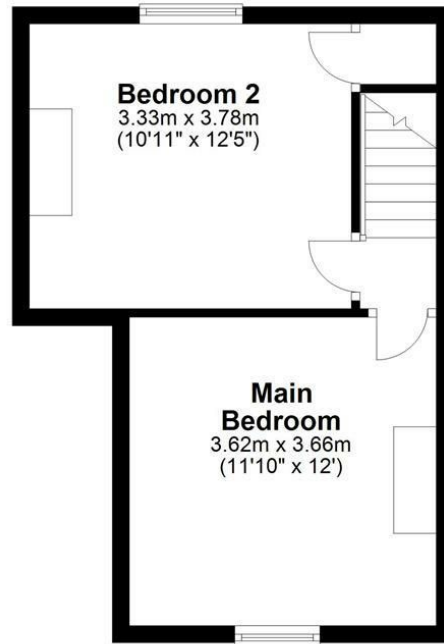


Draft details awaiting vendor approval and subject to

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			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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