



St. Aidans Close, Burton-On-Trent, DE13 0LQ

Asking Price £165,000

**** Ideal Investment ** Previously Multi Room Let ****

A semi detached home offered with no upward chain having the benefit of uPVC double glazing and gas central heating throughout. The internal accommodation has been used as a multi room let and currently a front door opens into a welcoming reception hallway with stairs rising to the first floor accommodation, a lounge on the front aspect with an attractive feature Adams style fireplace. The dining room is positioned on the rear aspect.

The kitchen is fitted with a selection of fitted units, freestanding appliance spaces for washing machine built-in cooker with gas hob and extractor hood above, and a useful under stairs storage cupboard, modern gas fired combination boiler for the hot water and heating system. The utility area is positioned on the side of the home with original coal shed, a separate WC and doors to both front and rear elevations.

The first floor offers two double bedrooms, a generous third. The bathroom is fitted with WC, hand wash basin and bath with shower.

Outside is a front driveway leading to the garage and garden with secure entry door through the utility area to the enclosed generous rear garden. View By appointment.

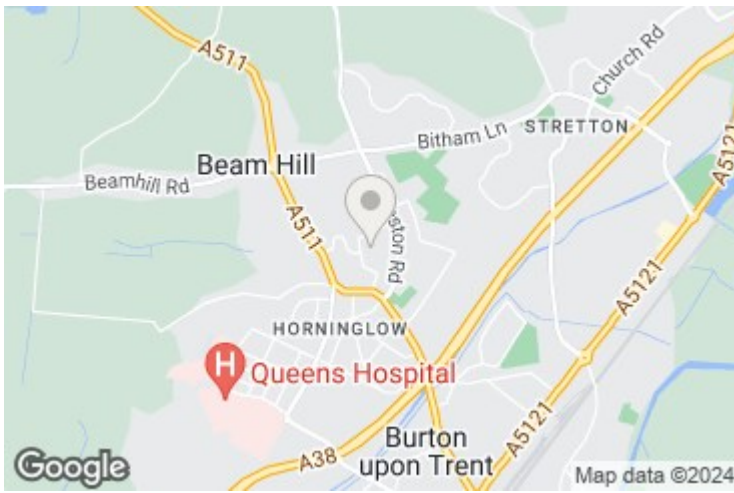
Non Standard Construction

The property is of non standard construction and all offeres must inform their mortgage provider in advance of full application of this type of construction known to be "Cussins Build" A structural engineers report will be provided in due course by the vendors to be offered to the mortgage provider in advance of lending.



Draft details awaiting vendor approval subject to change. Limited information provided, due to the home being tenanted, and not all rooms have been inspected. All buyers are deemed to have made their own enquiries and inspection before purchasing to satisfy themselves as to condition. It is the landlords intention to sell with vacant possession.



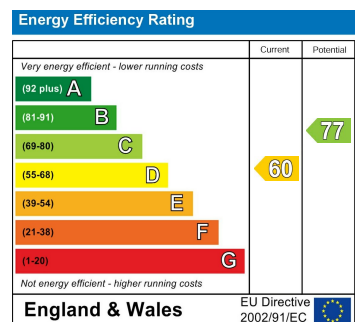


Council Tax Band A Freehold

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.



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