



Princess Street, Burton-On-Trent, DE14 2NP

Asking Price £129,950

**** Traditional Mid Terrace ** Three Bedrooms ** No Upward Chain ** New Carpets ****

A traditional mid terrace home offering freshly decorated interior accommodation with new carpets, and benefitting gas central heating and uPVC double glazing. The home has a uPVC front door to the lounge, on the front aspect with meter cupboard and door to the separate dining room, with a useful under stair storage cupboard, picture window to the rear aspect and stairs rising to the first floor accommodation. The kitchen has a selection of fitted wall and base units, space for further appliances, including cooker, window to the rear elevation and door to the rear lobby with uPVC back door to the garden. The ground floor bathroom has a three piece white bathroom suite, offering WC, hand wash basin and bath with an electric shower above, built-in cupboard housing the gas fired combination boiler and complimentary wall tiling.

The first floor has a generous master double bedroom, two further good size bedrooms on the rear aspect, all with new fitted carpets.

Outside a rear garden with shared gated entry to the front of the home. No Upward Chain, Ready To View.

The Accommodation

Lounge

3.40m x 3.30m (11'2 x 10'10)



Kitchen

3.05m x 1.78m (10'0 x 5'10)



Dining Room

3.66m x 3.40m (12'0 x 11'2)



Ground Floor Bathroom

2.74m x 1.78m (9'0 x 5'10)



First Floor

Bedroom One

3.40m x 3.33m (11'2 x 10'11)



Bedroom Three

3.05m x 1.80m (10'0 x 5'11)



Bedroom Two

3.66m x 2.51m (12'0 x 8'3)



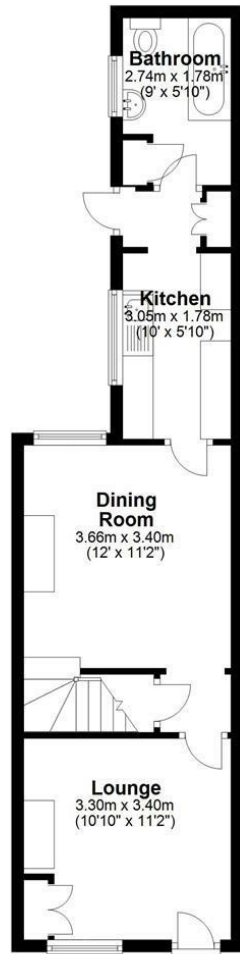
Rear Garden & Shared Entry



Draft details awaiting vendor approval 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) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01283 528020

NICHOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN