



All Saints Road, Burton-On-Trent, DE14 3LS

Asking Price £120,000

**** Modernised Mid Terrace ** Two Reception Rooms ** Two Bedrooms ** No Chain ****

A modernised and improved mid terrace home opening with a uPVC front entrance door to the lounge on the front aspect with a feature gas fire and laminate flooring continuing through to the dining room with a useful below stair storage cupboard, and door to the kitchen. The modern fitted kitchen offers a range of fitted wall and base units, with built-in oven and gas hob, extractor hood above, with freestanding appliance spaces for washing machine, fridge and freezer with uPVC back door to the rear garden.

The first floor has a master double bedroom across the front elevation, a generous second bedroom with built-in cupboard. The fitted modern bathroom, offers a three piece white bathroom suite comprising WC, hand wash basin, bath with shower above and fitted glass shower screen and a concealed gas fired combination boiler supplying the hot water and heating system. Outside is an established garden, laid to lawn with patio area and shared rear entry access.

A tastefully decorated and well presented home, view by appointment only.

The Accommodation

Lounge

3.66m x 3.05m (12'0 x 10'0)



Bedroom One

3.68m x 3.10m (12'1 x 10'2)



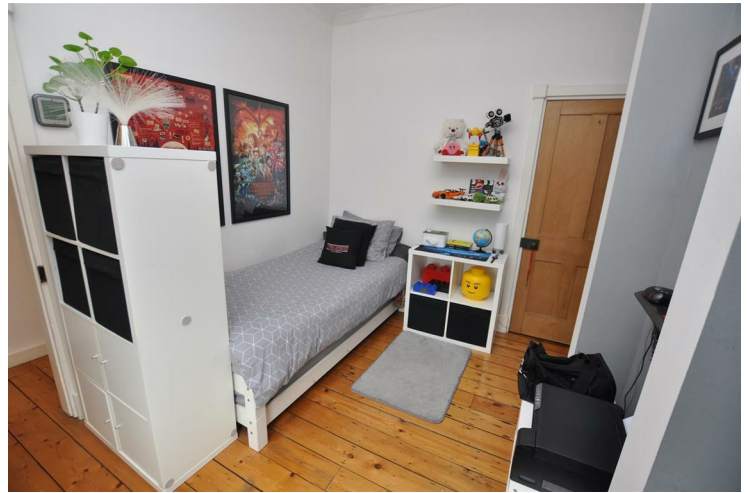
Dining Room

3.66m x 3.33m (12'0 x 10'11)



Bedroom Two

3.40m x 2.77m (11'2 x 9'1)



Kitchen

3.56m x 1.96m (11'8 x 6'5)



Bathroom

2.41m x 1.96m (7'11 x 6'5)





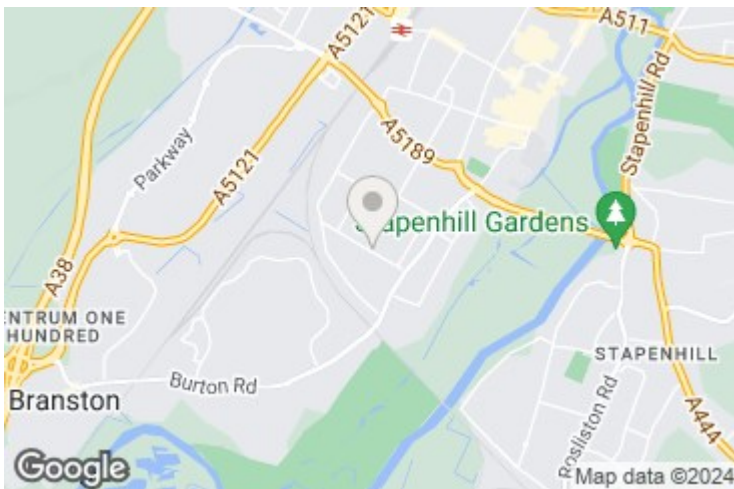
Outside



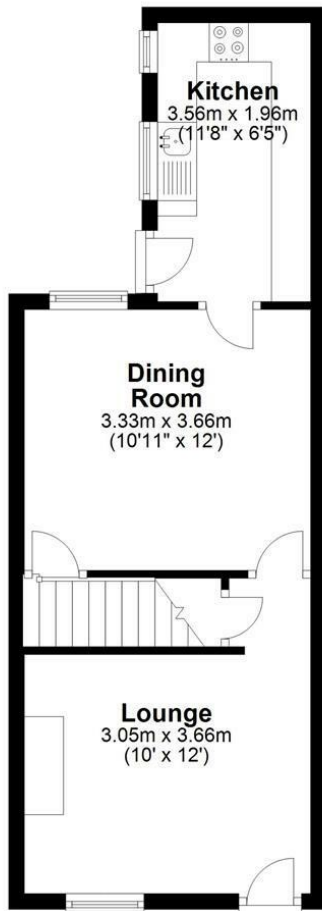
Draft details awaiting vendor approval, subject to change.

The property is in the ownership of our vendor and there is a member of staff working within the offices of Nicholas Humphreys Burton, that is a relative of the owner/occupiers. This is declared in relation to the Estate Agency Act 1979.

Awaiting New EPC inspection



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 | | | 90 |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (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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