



Scalpcliffe Road, Burton-On-Trent, DE15 9AA

Asking Price £142,000

** Traditional Mid Terrace ** Desirable Location ** No Chain **

This period mid terrace home is located along the popular "Scalpcliffe Road", close to the river and Washlands, offered with no upward chain the home is the ideal investment purchase, requiring moderate refurbishment.

The home opens with the lounge in the front aspect, with sash window, gas fire and fitted units and door to the separate dining room with living flame gas fire, window to the rear aspect and a useful below stairs storage cupboard.

The kitchen is positioned on the rear elevation with fitted units, gas hob, window and door to the rear garden. The first floor has a master double bedroom on the front elevation with fitted wardrobes. and second double bedroom, that provides walk-through access to the rear aspect bathroom. The bathroom provides WC, bath and basin, cupboard housing the hot water cylinder, and window across the rear aspect. The internal accommodation has storage heaters throughout, is single glazed and offers a delightful rear garden with paved patio, outbuilding and mature garden with an attractive outlook.

The Accommodation

Lounge

3.68m x 3.66m (12'1 x 12'0)



Bedroom One

3.68m x 3.68m (12'1 x 12'1)



Dining Room

3.71m x 3.68m (12'2 x 12'1)



Bedroom Two

3.68m x 3.68m (12'1 x 12'1)



Kitchen

2.59m x 1.98m (8'6 x 6'6)



Bathroom

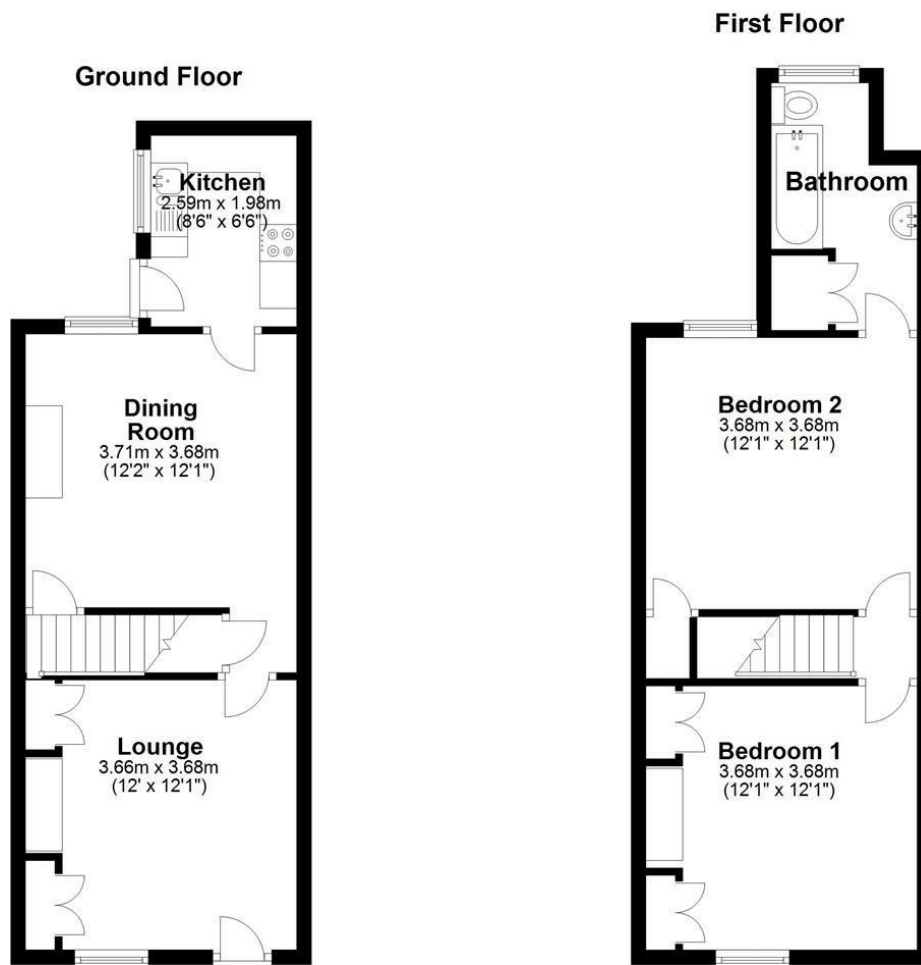


Rear Garden



Draft details awaiting vendor approval and subject to change.
Awaiting EPC inspection





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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			
(81-91) B			
(69-80) C			
(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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