



## Shobnall Road, Burton-On-Trent, DE14 2AY

**£135,000**

\*\* Landlords Only \*\* Tenant in Occupation \*\*

A good size traditional mid terrace home offered as a landlord investment buy only, with a tenant in occupation paying £825 PCM, Yield 7% a superb investment. The tastefully presented property benefits uPVC double glazing and gas central heating serviced via the gas fired combination boiler. The accommodation opens with a entrance hallway with stairs rising to the first floor accommodation, lounge on the front aspect leading to the kitchen diner on the rear elevation with a selection of fitted units and built-in oven and gas hob, with further freestanding appliance spaces window and door to the rear garden and an internal door to the bathroom.

The ground floor bathroom offers a four piece white bathroom suite with WC, wash basin, bath and shower enclosure. The first floor has three double bedrooms of a generous size with the larger master across the front aspect having its own en-suite shower room with wash basin and shower area. The garden is accessed via a shared gated entry with established garden and outbuildings providing a utility space and separate WC.

All viewings by appointment only

## Private Road

Private Road - The home is positioned on a private road and will be subject to an annual fee management fee. This has yet to be setup and organised during the purchase and sale process. It is estimated the fee will be in the region of £200 per year, as a guide, however the arrangements for this are still under consultation and could change either way. Therefore any intending purchaser will be required to verify the terms of the on site fee with their legal representative.

## Hallway

## Lounge

4.52m x 3.91m (14'10 x 12'10)



## Kitchen Diner

3.63m x 3.25m (11'11 x 10'8)



## Bathroom

3.63m x 1.32m (11'11 x 4'4)



## First Floor

### Master Bedroom

4.60m x 3.56m (15'1 x 11'8)



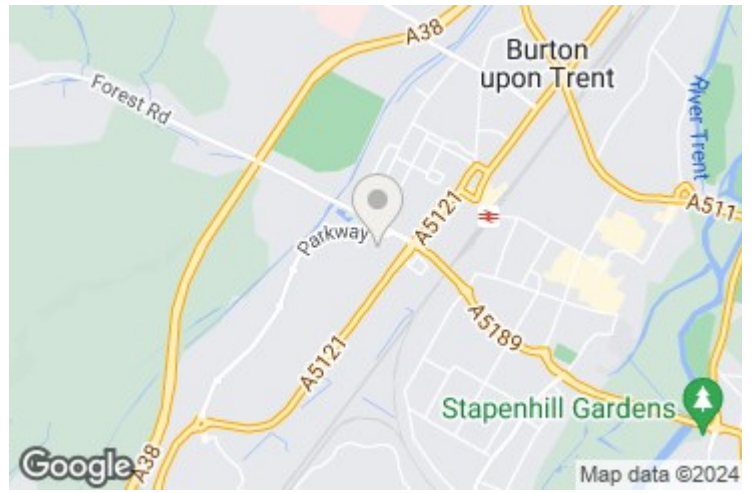
### Bedroom Two

4.52m x 2.79m (14'10 x 9'2)



## Bedroom Three

3.61m x 2.82m (11'10 x 9'3)



## Rear Garden

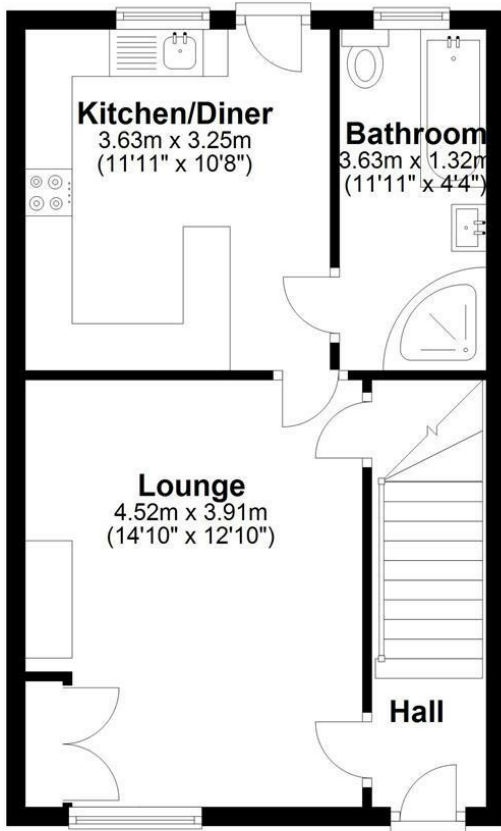


## Tenancy

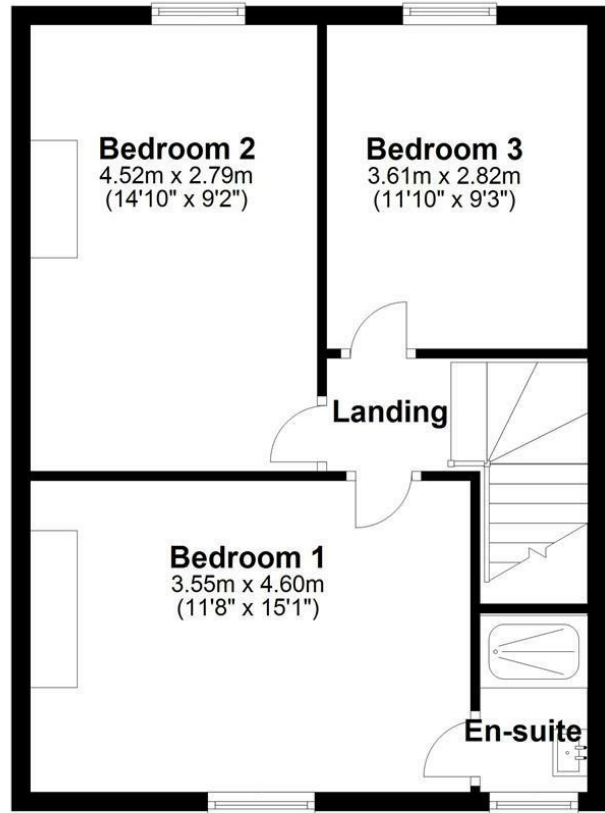


The property is sold with a tenant in occupation paying £825 pcm, therefore any intending purchaser will be required to obtain buy to let finance or cash purchase.  
Draft details awaiting vendor approval.

## 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) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		54	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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