



Stanton Road, Burton-On-Trent, DE15 9SG

£120,000

**** Ideal Investment *** Currently Tenanted at £650 pcm *** Landlords Only ****

A traditional mid terrace home offering uPVC double glazed and gas centrally heated accommodation. In brief the home opens with a uPVC front entrance door to the lounge on the front aspect with feature fire place and open plan to the fitted kitchen. The kitchen has a selection of fitted units, cooker space and wall mounted gas fired combi boiler. There is a rear lobby and ground floor bathroom fitted with a three piece white suite with an electric shower above the bath.

The first floor has two good size bedrooms, the larger master having built-in wardrobes. The garden to the rear is slightly offset to the left, laid to lawn, with shared entry to the front of the row.

The Accommodation

Lounge

3.48m x 3.45m (11'5 x 11'4)



Ground Floor Bathroom



Bedroom One

3.48m into wardrobes x 3.45m (11'5 into wardrobes x 11'4)



Kitchen Diner

3.48m x 3.45m (11'5 x 11'4)



Rear Lobby

Bedroom Two

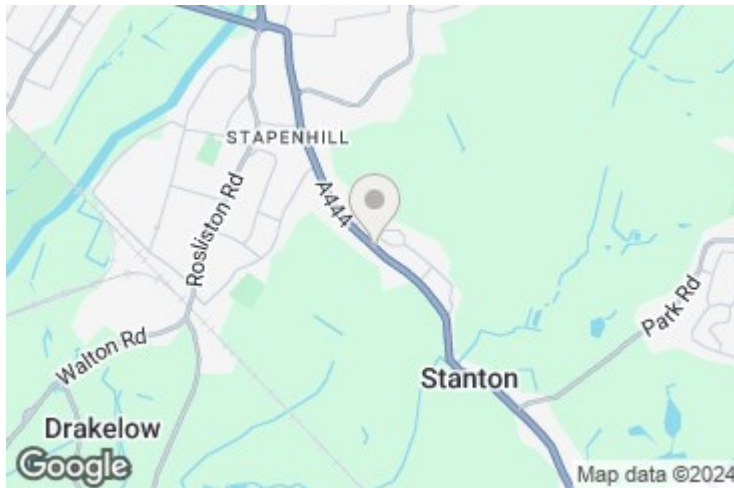
3.48m x 2.46m (11'5 x 8'1)



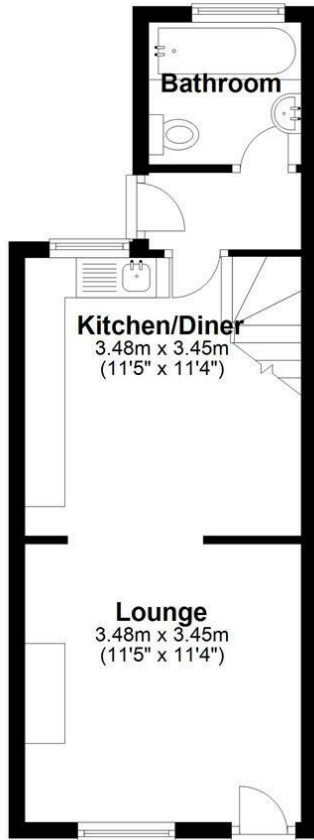
Rear Offset Garden



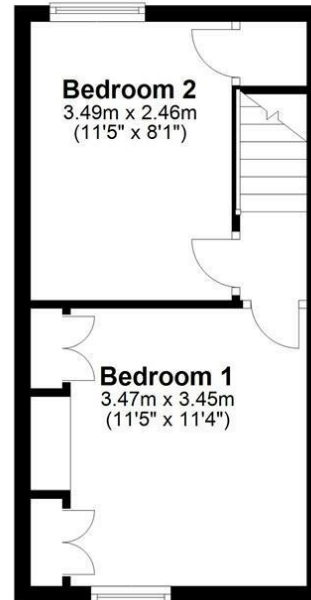
Draft details, awaiting vendor approval and subject to change.



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.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(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