



## **Primrose Drive, Branston, Burton-On-Trent, DE14 3GS**

### **£165,000**

**\*\* Landlord Investment Sale \*\* Rented At £750 PCM \*\* Cul De Sac Location \*\***

A modern mid town house situated within a cul de sac location in the popular area of Branston. In brief the home offers gas centrally heated and uPVC double glazed accommodation comprising; entrance hallway ,modern refitted kitchen with built-in appliances and concealed gas fired combination boiler & lounge diner on the rear aspect with French patio doors to the garden.

To the first floor there are two bedrooms both with built-in wardrobes and family bathroom. Outside the property has an enclosed rear garden and shared off road parking to the front. Being sold with a tenant in occupation, on a Buy To Let basis, landlords only.

# The Accommodation

## Hallway

With laminate flooring, radiator, door through to lounge and open plan through to kitchen.

## Kitchen

2.36m x 2.36m (7'9 x 7'9)

A modern re-fitted kitchen with a stainless steel one and a half bowl single drainer sink unit built into a U shape roll edge preparation work surface with a selection of gloss fronted base cupboards and drawers, matching eye level wall units, integrated stainless steel oven, four ring gas hob with extractor fan above, fridge freezer space, plumbing and appliance space for washing machine, wall mounted gas fire combination boiler supplying the domestic hot water and central heating system, uPVC double glazed window to front elevation and ceramic tiled flooring.

occupation, therefore any intending buyer will require, buy to let approved finance or be a cash buyer. Draft details awaiting vendor approval and subject to change.



## Lounge

5.11m x 3.58m (16'9 x 11'9)

With a TV point, two radiators, staircase rising off to first floor, uPVC double glazed French patio doors giving access to the rear garden.

## First Floor Landing

With loft access and airing cupboard

## Bedroom One

3.51m x 2.97m to wardrobe (11'6 x 9'9 to wardrobe)

With a uPVC double glazed window to rear elevation overlooking the rear garden, radiator, built-in double wardrobe.



## Bedroom Two

3.30m x 2.06m max (10'10 x 6'9 max)

With a uPVC double glazed window to front elevation, radiator and built-in wardrobe.

## Bathroom

2.39m x 1.42m (7'10 x 4'8)

Fitted with a white bathroom suite comprising of low level W/C, pedestal hand wash basin, panelled bath with shower over and glass shower screen, uPVC double glazed opaque window to front elevation, complimentary floor and wall tiling, heated chrome towel rail and shaver point.

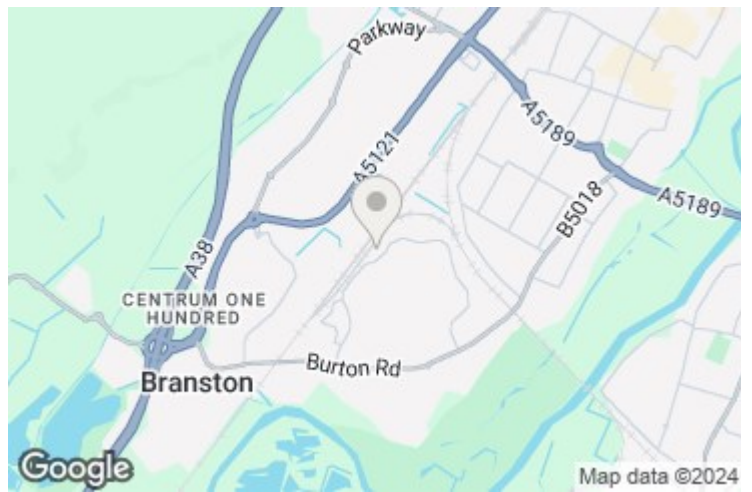


## Outside

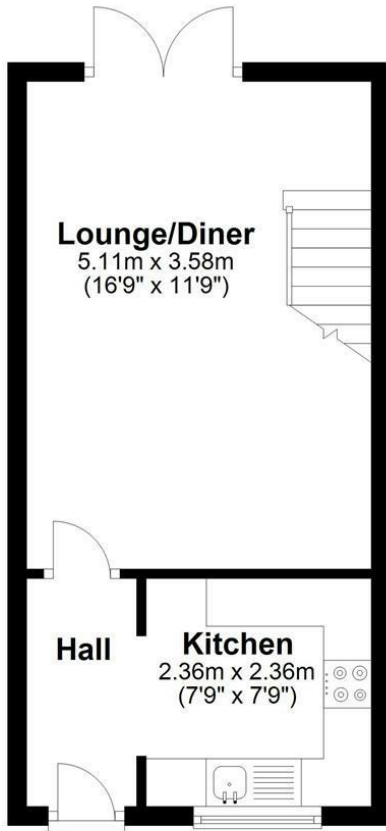
The rear garden has a slabbed patio and lawn with garden shed, herbaceous beds and borders enclosed by 6` screen fencing. There is direct access to the rear garden from the side of the neighbouring properties. To the front is shared parking.

## Landlord Sale

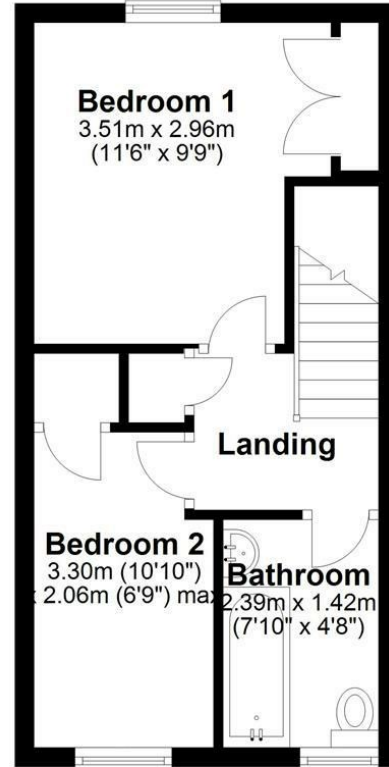
The home is occupied and being sold with a tenant in



## 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 C 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			89
(81-91) B			
(69-80) C		74	
(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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