



Dunedin Crescent, Burton-On-Trent, DE15 0EJ

£110,000

** First Floor Maisonette ** Refurbished Home ** Stylish Interior Accommodation ** Video Tour Available**

This floor maisonette property has undergone a programme of refurbishment and improvement throughout, freshly decorated with new kitchen, bathroom and flooring, ideal for the first time buyer or investor.

The accommodation has external steps to the uPVC front door leading into a welcoming reception hallway with new carpets and a useful storage cupboard. The lounge on the front aspect has a feature fireplace, and door to the new fitted kitchen, offering a selection of gloss white cabinets, built-in new oven and electric hob with a chimney style extractor hood above and cupboard housing the gas fired combination boiler.

The two double bedrooms have new fitted carpets and within easy reach of the new fitted bathroom offering a three piece white bathroom suite with an electric shower above the bath and fitted glass shower screen. Outside there is side gated access to the rear garden with two outbuildings for storage and a paved patio area & lawn.

View By Appointment.

The Accommodation

Located at the end of the cul de sac, this floor maisonette property has undergone a programme of refurbishment and improvement throughout, freshly decorated with new kitchen, bathroom and flooring, ideal for the first time buyer or investor.

The accommodation in more details has external steps to the uPVC front door leading into a welcoming reception hallway with new carpets and a useful walk-in storage cupboard. The lounge on the front aspect has a feature fireplace, a light carpet and a door to the new fitted kitchen, offering a selection of gloss white cabinets, one and a half bowl sink with brushed chrome tap, built-in new oven and electric hob with a chimney style extractor hood above, finished with a white wall tile, freestanding appliance spaces, laminate floor and cupboard housing the gas fire combination boiler supplying the central heating and hot water system.

The two double bedrooms provide ample space for double beds and furniture, with a new fitted carpet, and within easy reach of the new fitted bathroom offering a three piece white bathroom suite comprising WC, hand wash basin with cupboard below, bath with an electric shower above and fitted glass shower screen, complimentary wall tile and extractor fan. The interior has uPVC double glazed windows, and radiator supplied by the gas combination boiler.

Outside there is side gated access to the rear garden with two outbuildings for storage and a paved patio area & lawn.

Welcoming Hallway

Lounge Diner

4.27m max x 4.14m (14'0 max x 13'7)

New Fitted Kitchen

2.97m x 2.64m (9'9 x 8'8)

Master Bedroom

4.19m x 3.02m (13'9 x 9'11)

Bedroom Two

3.66m x 2.97m (12'0 x 9'9)

New Bathroom

2.06m x 1.73m (6'9 x 5'8)

Leasehold

The lease is held with Trent & Dove Housing and is subject to an annual charge of £162.95 for the year 2024-25, reviewed annually.

The charge is understood to be made up of the following:

Ground Rent £10 pa

Management charge £19.95 pa

Building Insurance £85 pa

Building block costs £48 pa

At the time of writing this the lease has 83 year remaining, ending 13/09/2107

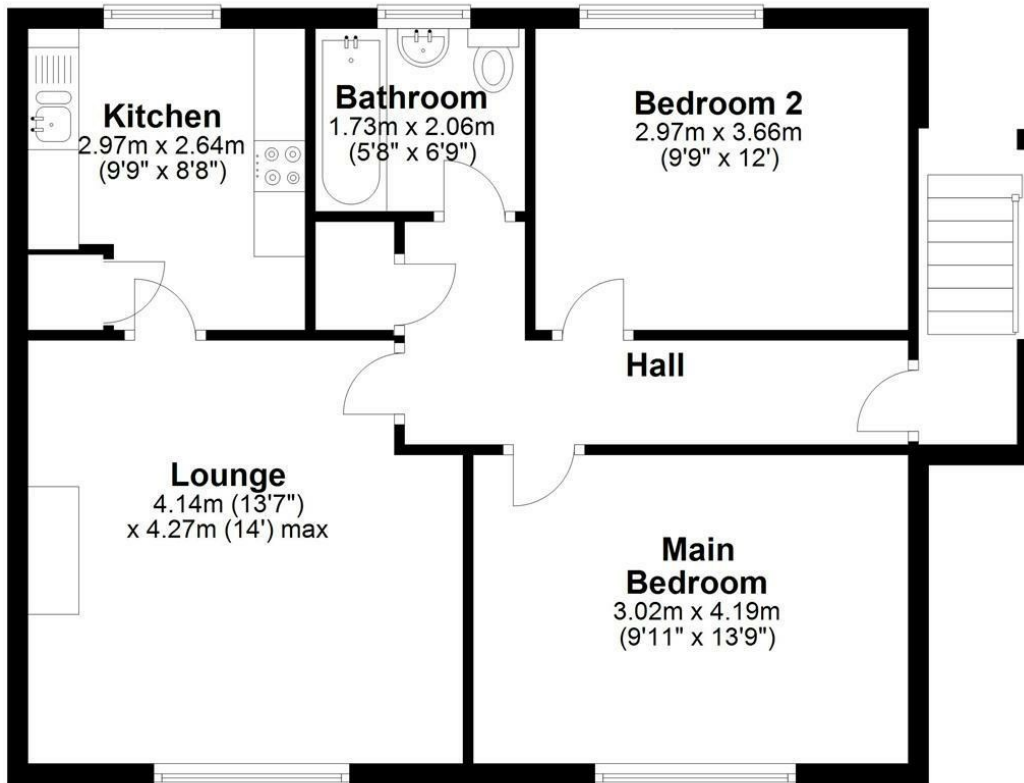
Draft details awaiting vendor approval and subject to change.







Ground 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 Leasehold

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		76	76
(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	

01283 528020

NICHOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN