

## Bass's Cottages, Off Shobnall Road, Burton-On-Trent, DE14 2AY

### £160,000

\*\* INVESTMENT OPPORTUNITY \*\* LANDLORDS ONLY \*\* TENANTED PROPERTY \*\* 7% Yield \*\*

A modern three storey semi detached property currently tenanted @ £1,099 pcm offering a rental yield of 7%. The modern interior accommodation provides reception hallway to the front elevation with stairs rising to the first floor, a guest cloakroom, fitted kitchen with a selection of modern units and integrated oven and hob with extractor hood above.

The lounge diner is positioned across the rear aspect with French patio doors opening to the rear garden.

The first floor has two double bedrooms and a central bathroom fitted with a three piece white bathroom suite. The second floor is dedicated to the master bedroom suite with the master bedroom having sky light windows and an en-suite shower room, fitted with a three piece white shower room suite and sky light window to the rear aspect. The interior accommodation has uPVC double glazing and gas central heating. Outside the home has attractive front and rear gardens and driveway in front of the property.

Being sold with tenants in occupation therefore buy to let finance or cash options needed to purchase.



## The Accommodation

### Reception Hallway

### Guest Cloakroom

### Fitted Kitchen

3.25m x 1.91m (10'8 x 6'3)

### Lounge Diner

4.78m max x 4.04m max (15'8 max x 13'3 max)

### First Floor Landing

### Double Bedroom Two

4.04m x 3.51m max (13'3 x 11'6 max)

### Double Bedroom Three

4.06m max x 2.51m max (13'4 max x 8'3 max)

### Bathroom

### Second Floor Landing

### Master Bedroom

3.71m max x 3.05m (12'2 max x 10'0)

### En-suite Shower Room

### Front & Rear Garden

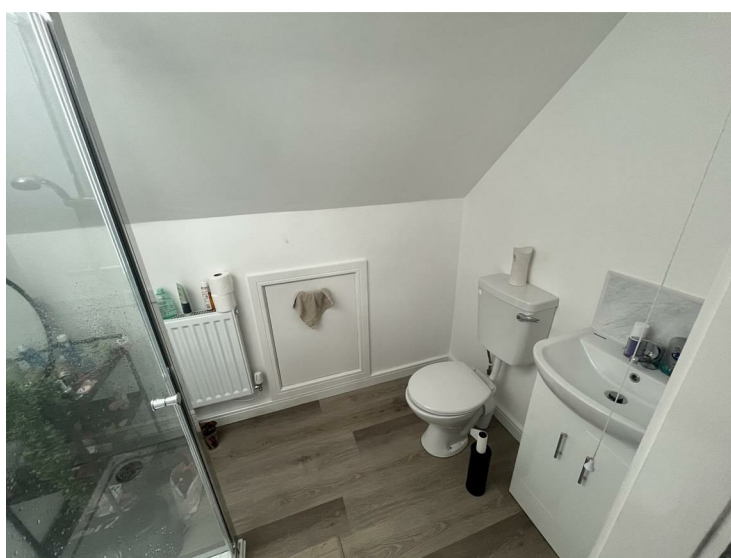
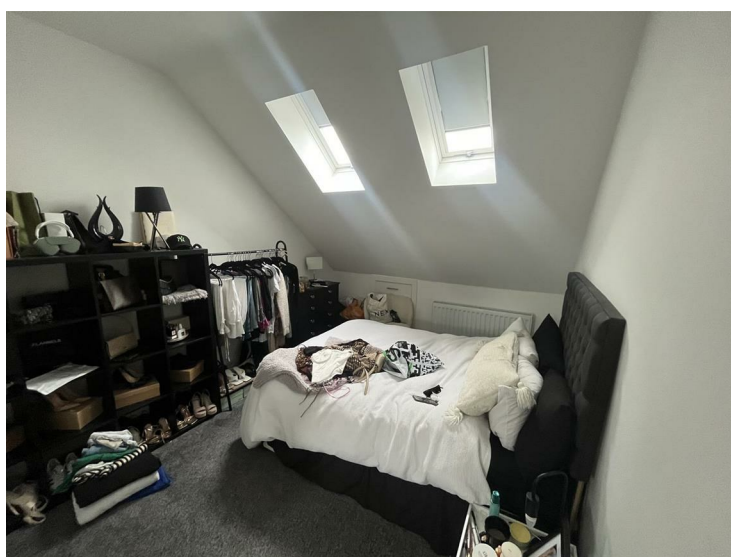
### Driveway

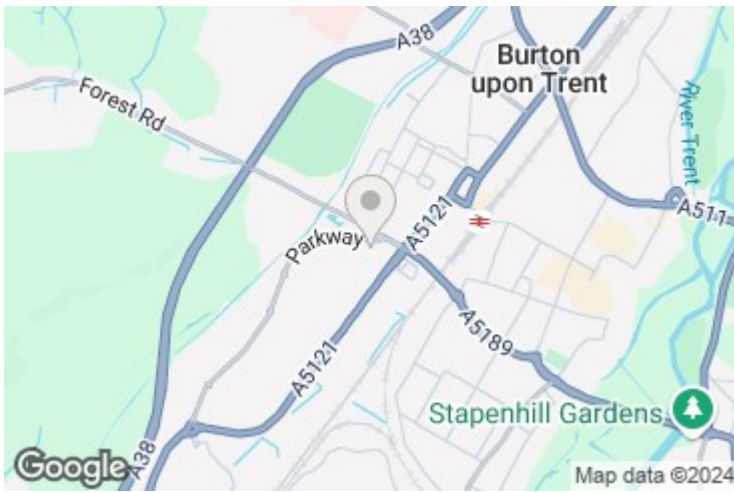
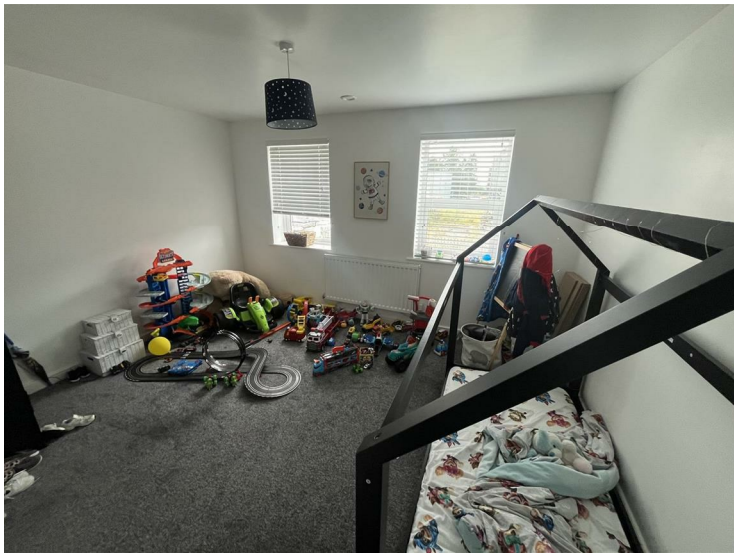
### Private Road

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.

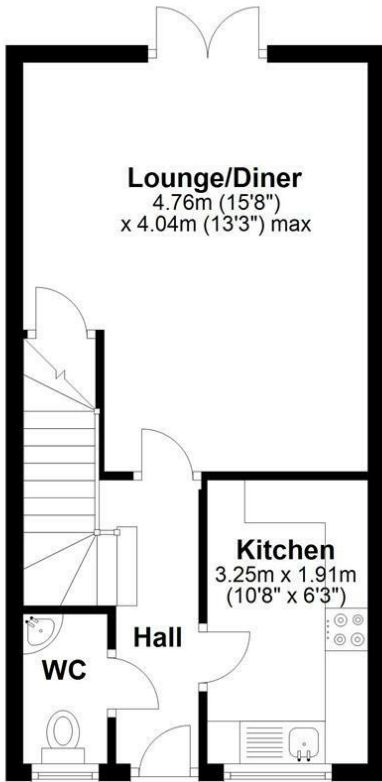


Draft details awaiting vendor approval and subject to change.

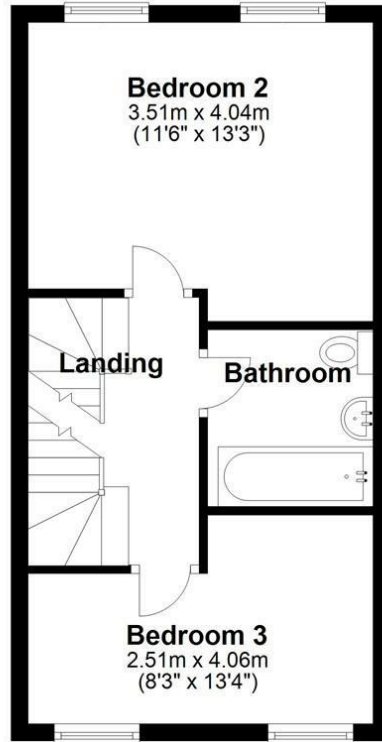




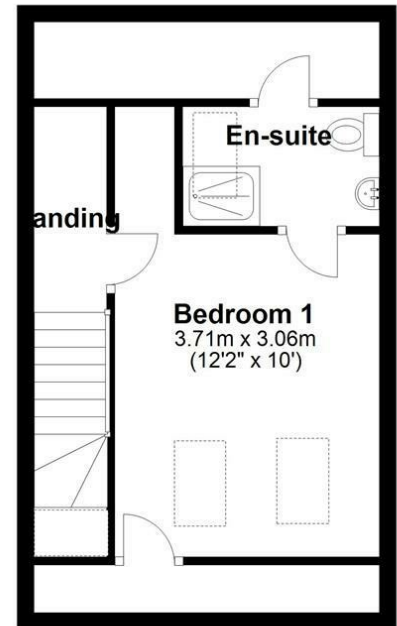
## Ground Floor



## First Floor



## Second 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.

**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) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(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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