



Short Street, Burton-On-Trent, DE15 9LS

£170,000

** Modernised Family Home ** Available to View ** Three Bedrooms **

A modernised and improved End of Row Terrace Home offering uPVC double glazed and gas centrally heated accommodation via the combi boiler with the additional benefit of external wall insulation.

The home offers a welcoming reception hallway with two built-in storage cupboards and stairs rising to the first floor with internal door to the lounge on the front aspect with laminate flooring, and window to the front elevation. The lounge has open plan access to the modern fitted kitchen with breakfast bar and a selection of gloss fronted units and freestanding appliance spaces, range cooker space with extractor hood above and window and door to the rear garden.

The bathroom is positioned on the ground floor, fitted with a modern three piece white bathroom suite, with an electric shower above the bath, tile flooring, extractor fan and window to the rear aspect.

The first floor has three generous bedrooms, the larger master bedroom on the rear aspect overlooking the garden. Outside is the extensive rear garden with patio and lawn with fenced boundaries, and double width driveway on the front aspect.

The Accommodation

Reception Hallway

Lounge

4.32m x 3.63m (14'2 x 11'11)

Fitted Kitchen

3.63m x 1.91m (11'11 x 6'3)

Ground Floor Bathroom

2.01m x 1.98m (6'7 x 6'6)

First Floor

Master Bedroom

3.68m x 3.66m (12'1 x 12'0)

Bedroom Two

3.58m x 2.59m (11'9 x 8'6)

Bedroom Three

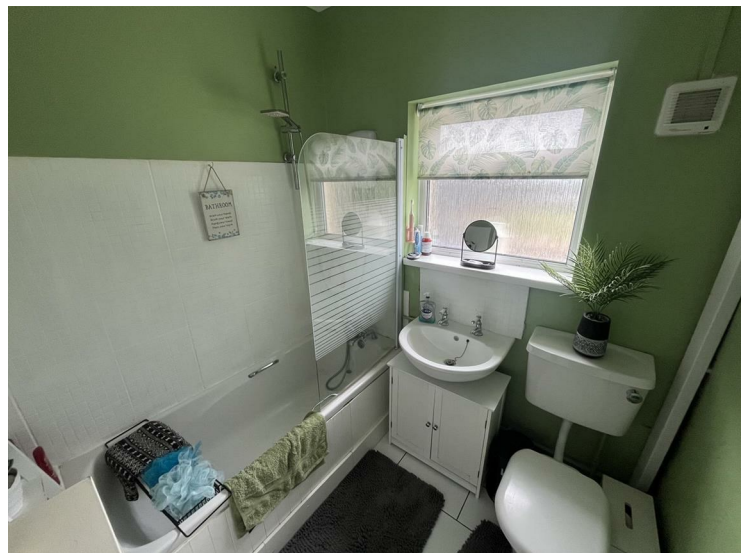
2.69m x 2.01m (8'10 x 6'7)

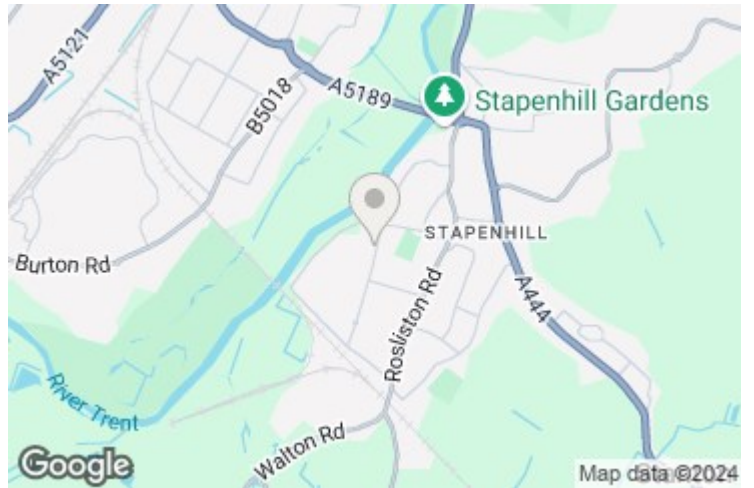
Front Driveway

Extensive Rear Garden

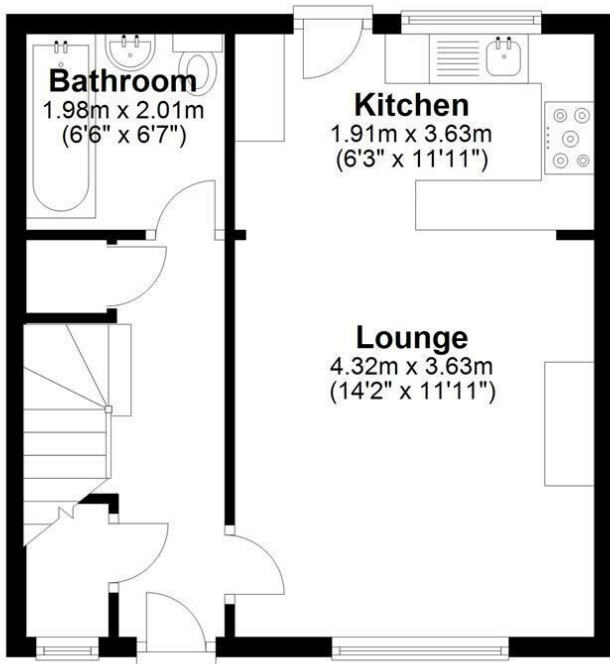
Draft details awaiting vendor approval and subject to change.

Awaiting EPC inspection

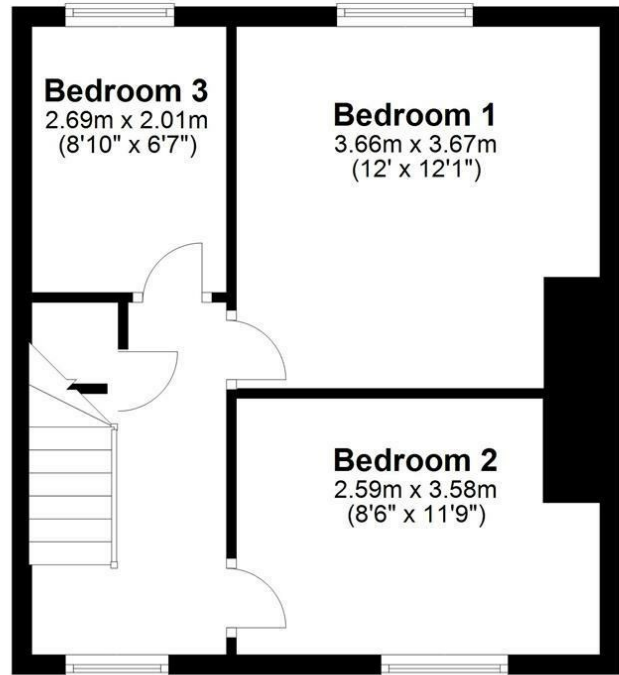




Ground Floor



First Floor



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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		71	
(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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