



## Belvedere Road, Burton-On-Trent, DE13 0RD

**£205,000**

**\*\* LANDLORD ONLY INVESTMENT SALE \*\* RENTED AT £900 PCM \*\* THREE BEDROOM SEMI \*\***

A traditional bay fronted semi-detached home, being sold with a tenant in occupation offering gas central heating and uPVC double glazing. In brief the home offers:

An enclosed front porch leading to the reception hallway, lounge with bay window across the front elevation and separate dining room. The kitchen across the rear aspect has a wide selection of units with integrated oven and hob. The first floor has three bedrooms and modern bathroom. The home has a gas fired combi boiler supplying the heating and hot water system.

Outside is a double width driveway and established garden. The rent being obtained is £900 PCM having been reviewed September 2024. All viewings by appointment only.

# The Accommodation

## Entrance Porch

## Hallway

Staircase giving access to the first floor, radiator, doorways giving access to all the other rooms.

## Lounge

3.76m x 3.63m (12'4 x 11'11)

uPVC double glazed bay window overlooking the front elevation of the property. Feature fireplace with inset electric fire and radiator.

## Dining Room

3.94m x 3.33m (12'11 x 10'11)

Fitted with uPVC double glazed patio doors, giving access to the garden and radiator.

## Kitchen

3.02m x 2.11m (9'11 x 6'11)

Fitted with a range of modern wall and base units, uPVC double glazed window overlooking the rear elevation of the property. Integrated oven, hob and extractor fan.

## First Floor

### Master Bedroom

3.96m x 3.66m (13'0 x 12'0)

Having a uPVC double glazed window overlooking the rear elevation of the property and radiator.

### Bedroom Two

3.61m x 3.48m (11'10 x 11'5)

With uPVC double glazed window overlooking the front elevation of the property and radiator.

### Bedroom Three

2.77m x 1.98m (9'1 x 6'6)

With a uPVC double glazed window overlooking the front elevation and radiator.

## Bathroom

1.96m x 1.80m (6'5 x 5'11)

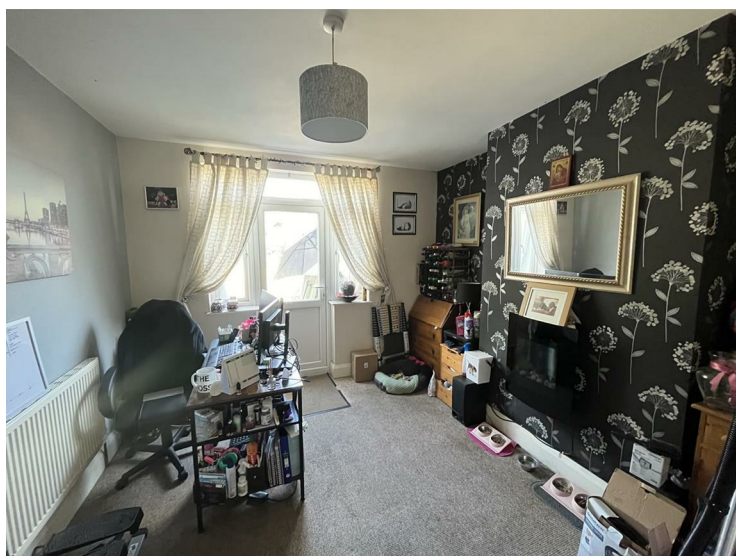
Fitted with a three piece family bathroom suite with a shower over the bath. uPVC double glazed window overlooking the rear elevation of the property. gas central heating radiator and laminate to the floor.

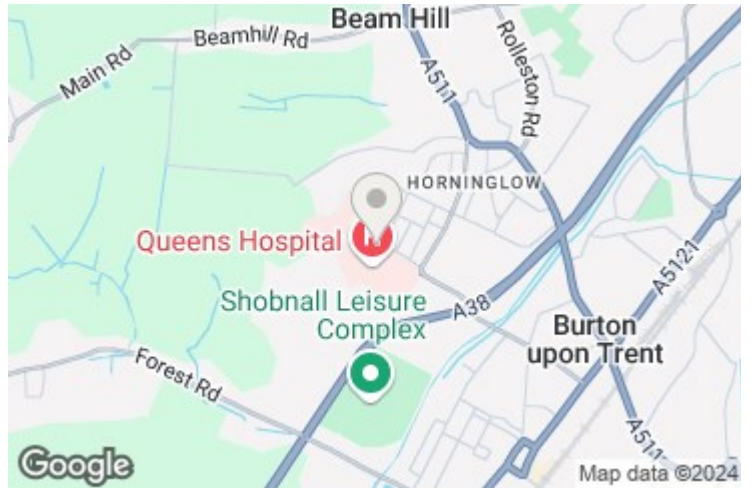
## Outside

Front double block paved driveway and side access to the established rear garden.

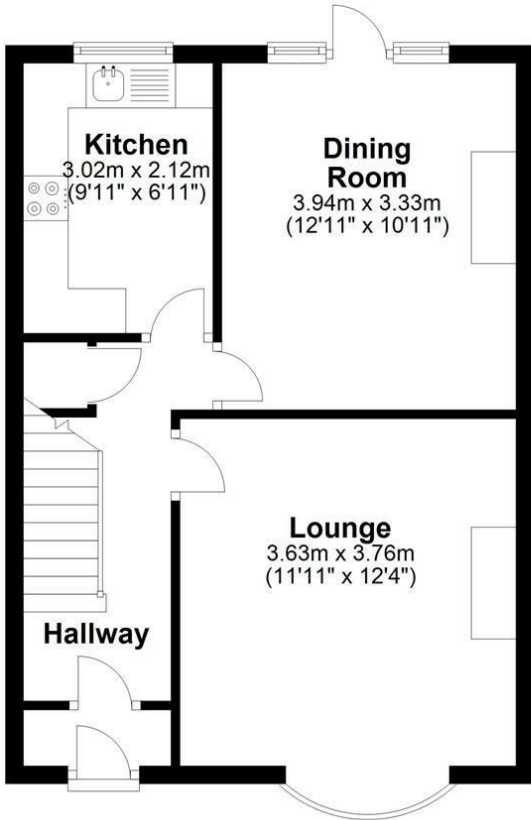
Draft details awaiting vendor approval subject to change.

Awaiting revised EPC inspection.

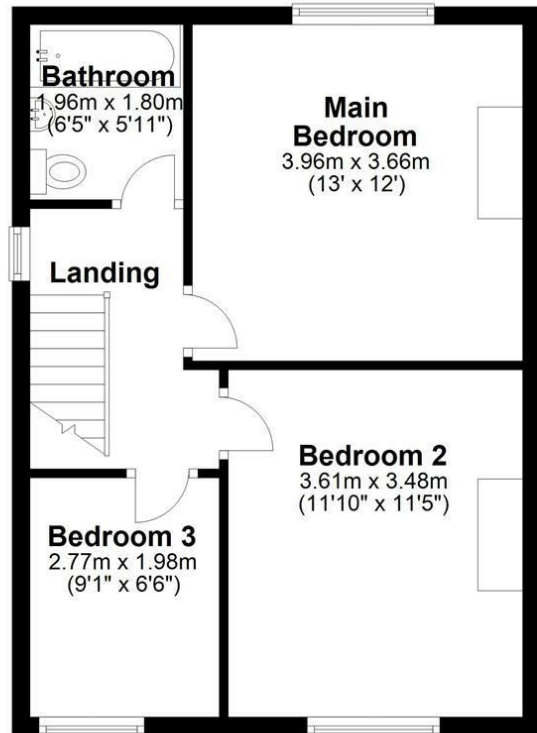




## Ground Floor



## First Floor



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## 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		65	
(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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