



## Charlotte Court, Branston Road, Burton-On-Trent, DE14 3TW

**£100,000**

**\*\* TERRACE HOUSE \*\* ONE BEDROOM \*\* DRIVEWAY \*\* NO UPWARD CHAIN \*\***

This property is set in the heart of Burton, situated within walking distance to shops and amenities and a short walk to the town centre. This one bedroom home is at the rear of Charlotte Court, off King Street. The interior of the property comprises of an open plan living space downstairs with a fitted kitchen area offering a selection of units with built-in oven and hob, fridge & freezer and space for washing machine. The living and dining area has window to the front aspect and stairs rising to the first floor.

The fitted bathroom has a three piece bathroom suite with electric shower above the bath, and a double master bedroom alongside. Outside is an allocated parking space. The property benefits from uPVC double glazing and electric heaters throughout.



## Location

The property offers easy access to the A38 and the A444, the Burton on Trent station provides rail travel to locations including Derby and Birmingham and there are a number of public bus routes running close by. The property benefits from an excellent school catchment area. For the purpose of rental the home is within the towns Selective License Area.

## Lounge

4.11m x 3.35m (13'6 x 11'0)

## Kitchen

3.35m x 2.16m (11'0 x 7'1)

## Bedroom One

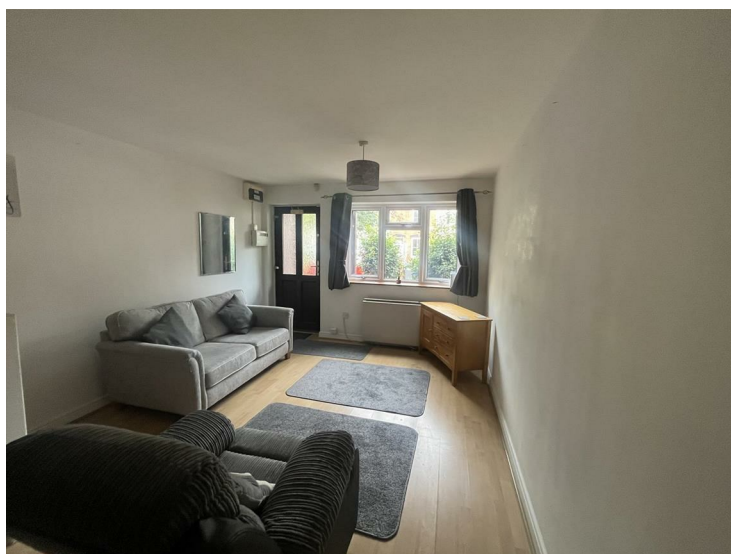
3.66m x 3.35m (12'0 x 11'0)

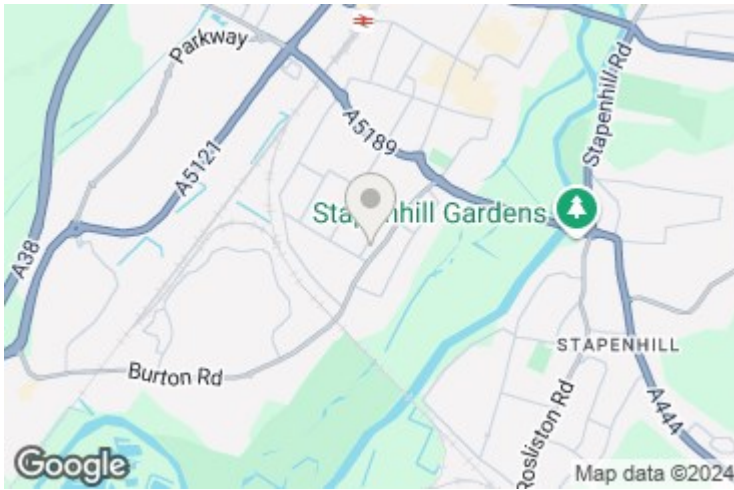
## Bathroom

## Allocated Parking Space

The home is located within the towns selective licensing area, please consult the local authority should you be looking to purchase as a buy to let investment for further information. Costs will be applied by the local authority for application.

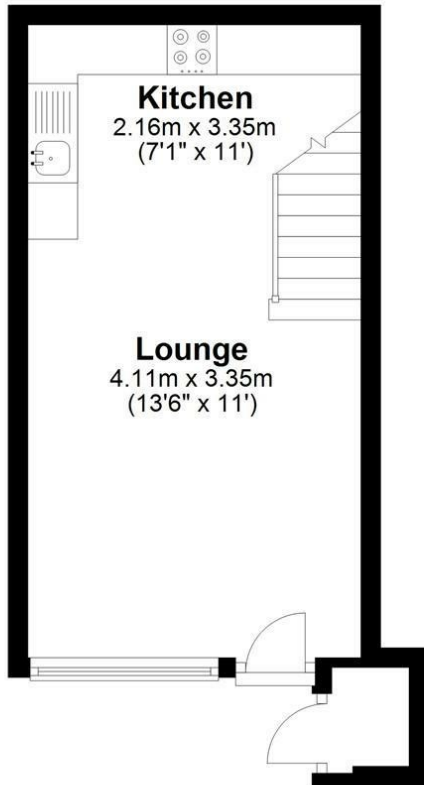
Draft details awaiting vendor approval and subject to change.







## 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 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) <b>A</b>			94
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(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	

01283 528020

NICHOLASHUMPHREYS.COM/BURTON

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