



Shobnall Street, Burton-On-Trent, DE14 2HN

£160,000

** Mid Terrace Home ** Three Bedroom + Study ** Two Reception Rooms **

A traditional bay fronted mid terrace home offered for sale with no upward chain, with generous accommodation with the first floor taking advantage of the below entry space.

The internal accommodation opens with the lounge on the front elevation with new laminate flooring and feature bay window, and feature fireplace with ornate surround.

The separate dining room on the rear has a useful under stair storage cupboard, laminate flooring and door to the fitted kitchen, comprehensively fitted with light grey units, freestanding appliance spaces, tile floor and wall mounted gas fired combi boiler. The ground floor bathroom is located off the rear inner hallway and is fitted with a three piece white bathroom suite comprising WC, hand basin and bath with complimentary floor and wall tiling.

The first floor has a master double bedroom across the front aspect, a second double bedroom, study room with through door to the generous third single bedroom overlooking the rear elevation. Outside is a shared entry to the rear garden. The home is uPVC double glazed and gas centrally heated, and available with no upward chain.

The Accommodation

Lounge

3.66m x 3.63m (12'0 x 11'11)

Dining Room

3.63m x 3.61m (11'11 x 11'10)

Kitchen

3.89m x 1.96m (12'9 x 6'5)

Ground Floor Bathroom

1.78m x 1.68m (5'10 x 5'6)

First Floor

Bedroom One

3.66m x 4.14m (12'0 x 13'7)

Bedroom Two

3.68m x 3.20m (12'1 x 10'6)

Study

2.79m x 2.49m (9'2 x 8'2)

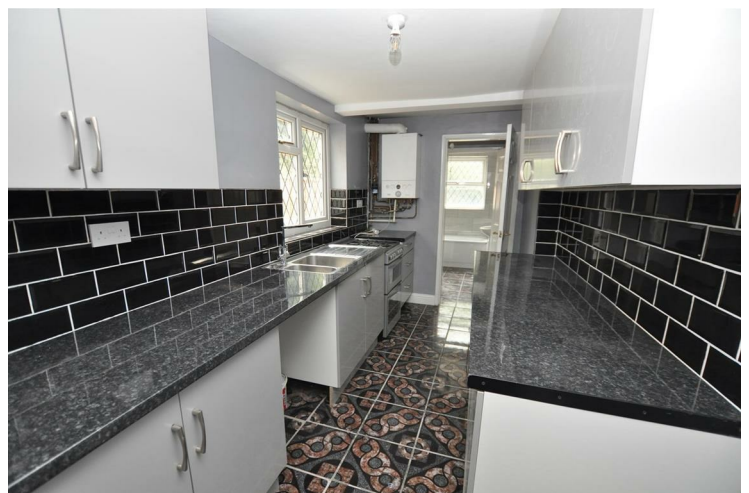
Bedroom Three

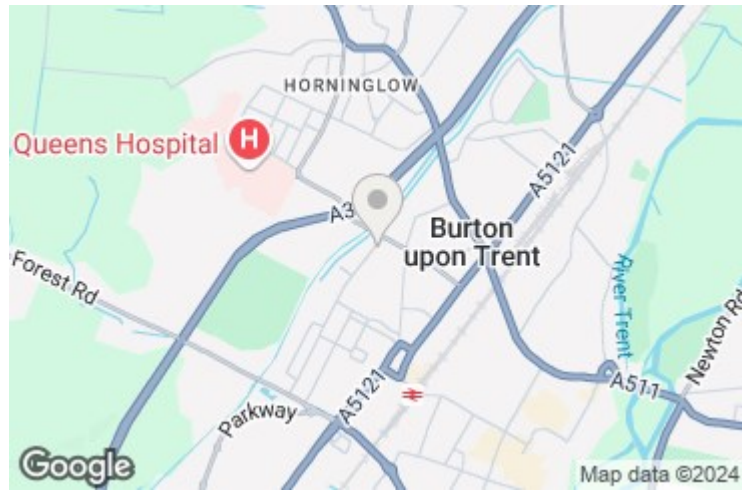
3.86m x 1.78m (12'8 x 5'10)

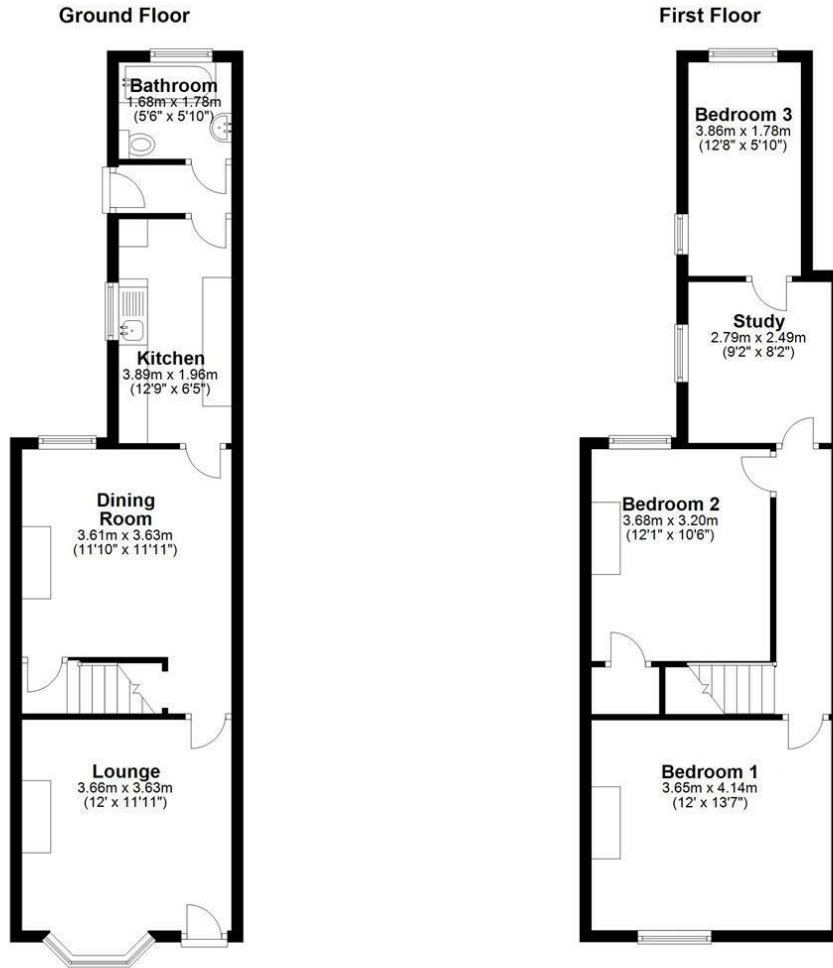
Shared Entry To Garden

Draft details awaiting vendor approval and subject to change.

The property falls into the local Selective Licensing area for the purpose of rental.







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) A			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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