



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

£125,000

A good size traditional End Terrace home offered for sale with no upward chain.

The accommodation benefits uPVC double glazing, gas central heating and in brief provides entrance hallway with stairs rising to the first floor accommodation, lounge on the front aspect with walk-in bay window fireplace and window to the side aspect. The separate dining room has windows either side of the fireplace with door to the inner hallway with doors to the kitchen and ground floor bathroom.

The kitchen is on the rear elevation with a selection of units and freestanding appliance spaces, window and door to the rear garden. The ground floor bathroom has WC, basin and bath.

The first floor landing has doors leading to the larger master across the rear aspect and two further bedrooms on the front elevation. The garden is accessed through the kitchen door with established garden and outbuildings.

Please note the home will be subject to an annual payment for communal vehicle entrance.

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.

Hallway

Lounge

4.70m x 4.09m (15'5 x 13'5)

Dining Room

4.70m x 4.06m (15'5 x 13'4)

Kitchen

3.02m x 2.74m (9'11 x 9'0)

Bathroom

2.11m x 1.75m (6'11 x 5'9)

First Floor

Bedroom One

4.09m x 3.81m (13'5 x 12'6)

Bedroom Two

4.06m x 3.28m (13'4 x 10'9)

Bedroom Three

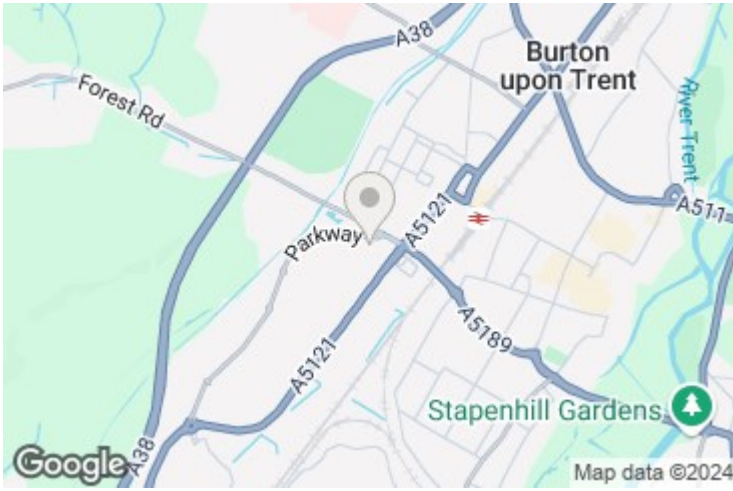
3.05m x 2.39m (10'0 x 7'10)

Outbuildings & Garden

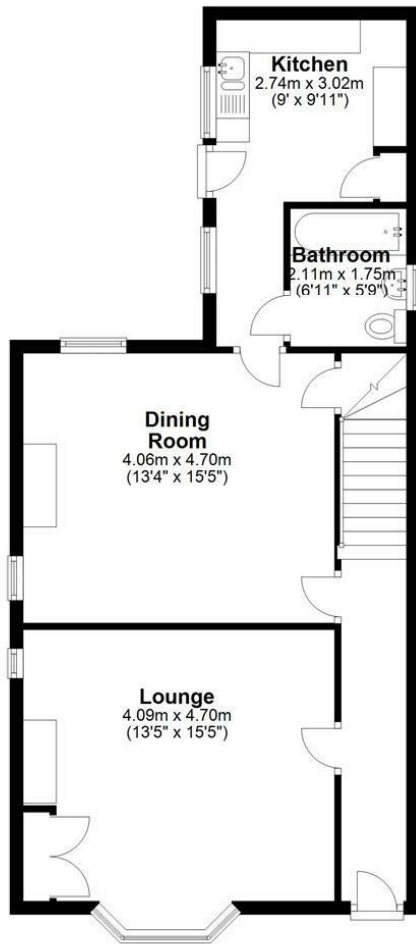
Draft details awaiting vendor approval and subject to change.



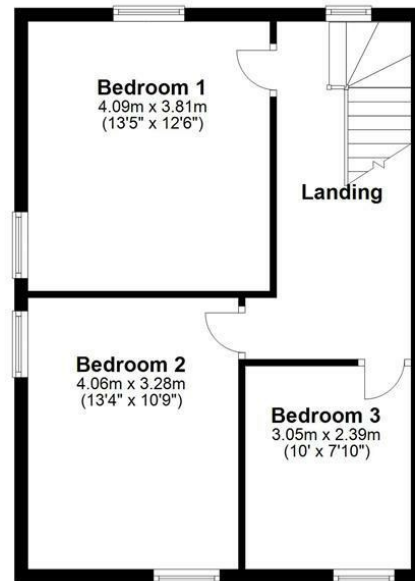




Ground Floor



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.

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. 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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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