



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

£170,000

Nicholas
Humphreys

Bass Cottages, off Shobnall Road, Burton-On-Trent

A good size traditional End Terrace home having been re-furbished offering a high standard of living accommodation with generous internal proportions to accommodate the growing family. Offered for sale with no upward chain.

The accommodation benefits uPVC double glazing, gas central heating and in brief provides a welcoming entrance hallway with stairs rising to the first floor accommodation, lounge on the front aspect with walk-in bay window, fitted carpet and double french doors into the separate dining room. The dining room on the rear aspect has laminate flooring, under stair storage cupboard, and door to the kitchen diner.

The kitchen diner has been comprehensively fitted with a wide selection of wall and base units, built-in oven, hob and extractor hood, concealed dishwasher. to conclude there is a breakfast bar, laminate flooring and door to the utility combined cloakroom on the rear elevation with further freestanding appliance spaces, window to the side, WC, basin and concealed gas fired combination boiler.

The first floor landing has doors leading to the three bedrooms, the master bedroom having an en-suite shower room with WC, basin and shower enclosure. The garden is accessed through the kitchen door with established garden and outbuildings. Additional patio garden and driveway leading to the single garage. Please note the home will be subject to an annual payment for communal entrance and private parking areas.



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.

Reception Hallway

Lounge

4.62m x 3.99m (15'2 x 13'1)

Dining Room

4.62m x 4.01m (15'2 x 13'2)

Kitchen Diner

4.93m max x 3.38m max (16'2 max x 11'1 max)

Utility Combined WC

First Floor landing

Bedroom One

3.96m x 2.59m min (13'0 x 8'6 min)

Bedroom Two

3.99m x 3.25m (13'1 x 10'8)

Bedroom Three

2.97m x 2.31m (9'9 x 7'7)

Bathroom

Rear & Side Garden

Single Garage

Draft details awaiting vendor approval and subject to change.







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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	83
(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	

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.

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