



Evershed Way, Burton-On-Trent, DE14 3LY

£190,000

Nicholas  
Humphreys

# Evershed Way, Burton-On-Trent

**\*\* Three Storey Town House \*\* Three Double Bedrooms \*\* Rear Parking & Garage \*\***

A modern mid town house with interior accommodation offering hallway, guest cloakroom, modern fitted kitchen with built-in appliances and a rear elevation lounge overlooking the garden.

The first floor has two bedrooms, with the front room having narrow balcony, alongside both rooms a central bathroom.

The second floor has the master bedroom suite with en-suite shower room. Outside is a low maintained garden with gated access to rear with garage & parking.

The property is currently tenanted with an income of £925pcm.

All viewings by appointment only.



## The Accommodation

Entrance Hall: Having a door to front elevation, stairs to the first floor, doors to the kitchen, downstairs wc and lounge.

Downstairs WC: Having a low level Wc, wash hand basin, radiator.

Kitchen: Having a UPVC double glazed window to front elevation, wall and base units, gas hob and electric oven with extractor fan, stainless steel sink and drainer, space for fridge freezer, washing machine, dishwasher, tiled floor and tiles to splash back and radiator.

Lounge: Having a UPVC double glazed patio doors to rear elevation, and radiator.

First Floor Landing: Doors off to bedroom two and three and bathroom.

Bedroom Two: Having two UPVC double glazed windows with internal shutters to rear elevation, and radiator.

Bedroom Three: Having Juliet balcony doors to front elevation leading to small balcony.

Family Bathroom: Having a bath with shower over, low level wc, wash hand basin, heated towel rail, tiles to floor.

Second Floor Master Bedroom: Having a UPVC double glazed window to front elevation with internal wooden shutters, built in cupboard, built in double wardrobe, and radiator.

En suite: Having a UPVC double glazed window to rear elevation, double shower cubicle, low level wc, vanity basin, under floor heating, heated towel rail.

Outside: To the rear of the property is a low maintenance garden with patio and stoned area. Gate to the rear leading to separate garage within a block (middle garage), featuring a parking space to the front.

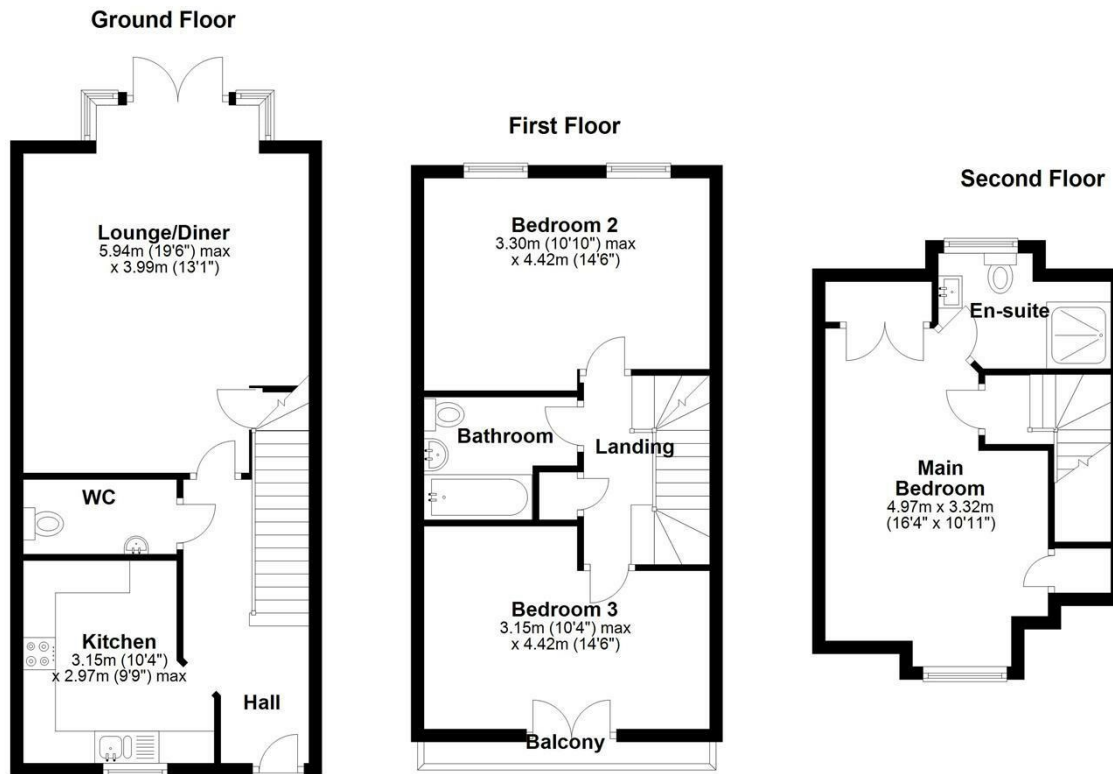
## Tenanted Property

Please be aware there is a tenant in occupation therefore this can cause delay to the proposed purchase. Should a landlord wish to purchase as an ongoing investment the rent being obtained is £925 pcm contract ending August 2024 onto a rolling tenancy.

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 C  
Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		77	
(69-80) C			
(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.

**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.

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