



Hunter Street, Burton-On-Trent, DE14 2ST

£120,000

**** Traditional Mid Terrace Home ** Ideal First Purchase or Investment ** Two Double Bedrooms ****

A traditional mid terrace offering freshly decorated and carpeted accommodation with the benefit of uPVC double glazing and gas central heating throughout the property. The home opens with a uPVC front door to the lounge with a light grey carpet, meter cupboard, radiator and door to the dining room. The dining room located across the rear aspect has a useful under stairs storage cupboard, radiator, light grey carpet with stairs to the first floor and door into the kitchen. The kitchen provides a selection of fitted base and wall units, with freestanding appliance spaces, new vinyl floor covering with windows and door onto the rear garden.

The first floor has two double bedrooms with a light grey carpets, radiators, and a useful walk-in wardrobe within the master bedroom on the front aspect. The bathroom provides WC, hand wash basin, bath with an electric shower over, new vinyl flooring and a wall mounted gas fired combination boiler supplying the heating and hot water system. The rear garden is mainly lawn with shared gated side entry. No Upward Chain.

Location

Positioned close to the centre of Burton on Trent, this terrace property is an ideal first purchase or investment opportunity. Within walking distance to many local convenience stores. a short drive to the A38 commuter route, to Derby and Lichfield. A short walk along Horninglow Road will take you to the Trent & Mersey Canal and towpath.

The Accommodation

Lounge

3.66m x 3.45m (12'0 x 11'4)

Dining Room

3.66m x 3.45m (12'0 x 11'4)

Kitchen

3.48m x 2.06m (11'5 x 6'9)

First Floor

Master Bedroom

4.14m x 3.48m (13'7 x 11'5)

Bedroom Two

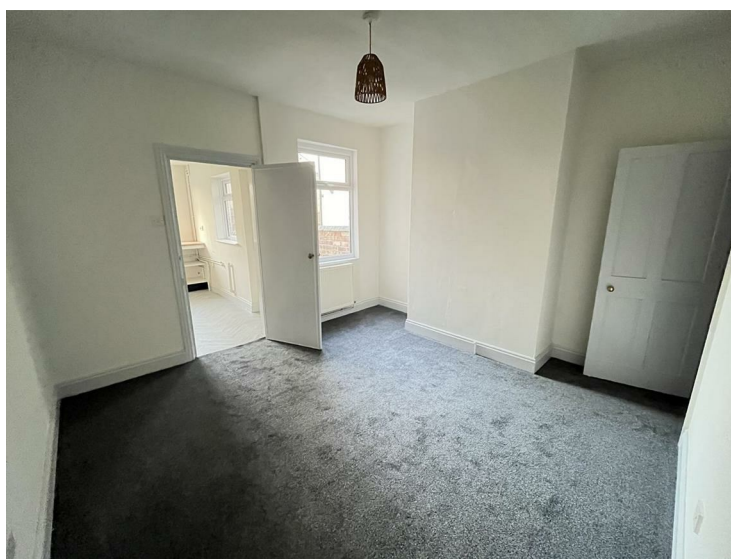
3.51m x 3.28m (11'6 x 10'9)

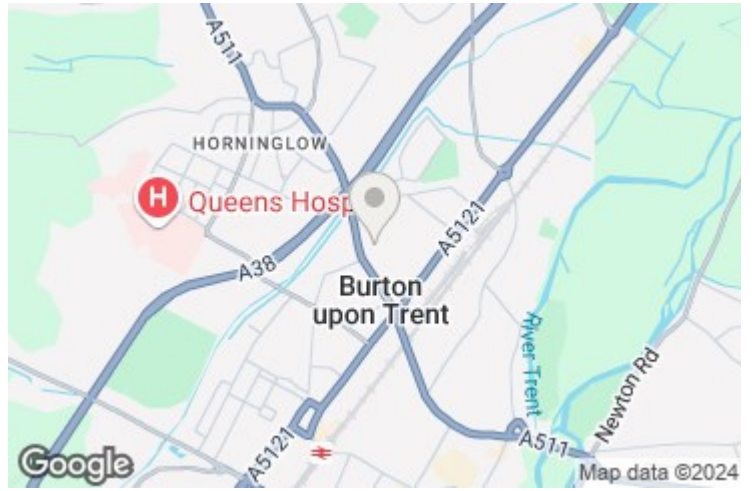
Bathroom

3.45m x 2.57m (11'4 x 8'5)

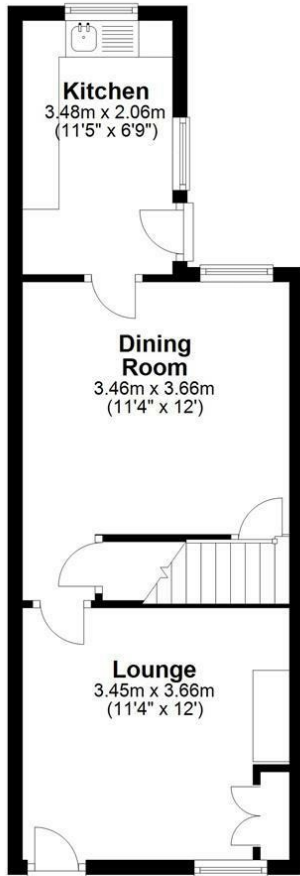
Rear Garden With Shared Entry

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) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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