



## **Goodman Street, Burton-On-Trent, DE14 2RE**

### **£104,950**

-----ARE YOU LOOKING FOR A PROJECT ? ----- INVESTMENT PURCHASE -----

Nicholas Humphreys are offering this two bedroom terrace property for sale with no upward chain!  
The property offers gas central heating and UPVC double glazing, lounge and dining room and kitchen.

The first floor offers two good sized bedrooms, and a family bathroom.

Outside there is access over neighbouring properties into the rear garden which is open with a communal path leading to a long lawn.

Goodman Street offers access to a wide range of local amenities with good travel links to the A38 for onwards travel to Derby and Birmingham.

## APPROACH



### ARE YOU LOOKING FOR A PROJECT??!

Nicholas Humphreys are offering for sale this two bedroom flush fronted terrace property requiring significant refurbishment works. The property offers gas central heating and uPVC double glazing, lounge and dining room, kitchen.

The first floor offers two double bedrooms and a family bathroom.

Outside offer a large rear garden.

## LOUNGE

3.90 x 3.32 (12'9" x 10'10")



Having a uPVC double glazed window and door overlooking the front elevation, gas central heating radiator, ceiling light point and carpets to the floor. Doorway giving access to the dining room.

## DINING ROOM

3.83 x 3.38 (12'6" x 11'1")



Having a uPVC double glazed window overlooking the rear elevation of the property, brick built feature fireplace, doorway giving access to the staircase to the first floor.

Useful under stairs storage area, central heating radiator, ceiling light point and carpet to the floor. Doorway giving access to the kitchen.

## FITTED KITCHEN

3.90 x 1.94 (12'9" x 6'4")



Fitted with a range of all and base units, free standing cooker, uPVC double glazed window and door to the side elevation giving access to the rear garden.

## LANDING

Giving access to the loft, gas central heating radiator, doorways to the two bedrooms and family bathroom.

## BEDROOM 1

1.22m.0.61m x 0.91m.10.06m (4.02 x 3.33)



Having a uPVC double glazed window to the front elevation, gas central heating, double fitted wardrobes, ceiling light point and carpet to the floor

## BEDROOM 2

0.91m.14.33m x 0.91m.9.45m (3.47 x 3.31)



Having a uPVC double glazed window to the rear elevation, gas central heating, ceiling light point and carpet to the floor.

## FAMILY BATHROOM

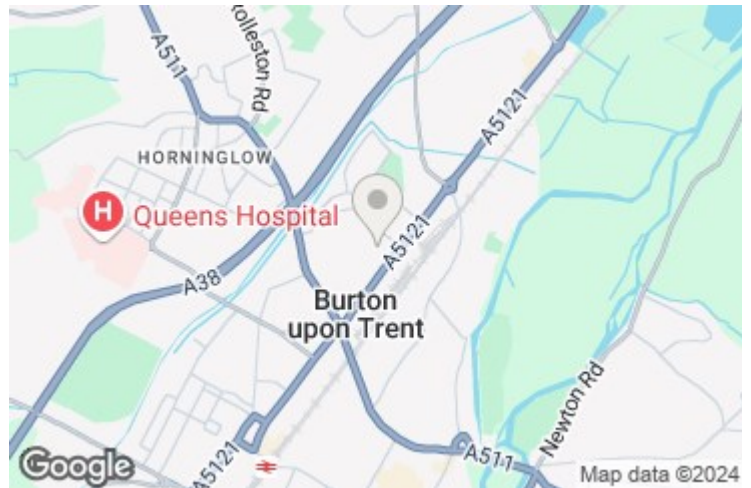


Fitted with a white three piece family bathroom suite, part tiles walls, uPVC double glazed window overlooking the rear elevation. Airing cupboard housing the gas boiler.

## OUTSIDE



Having access to the rear garden off the kitchen, outside toilet and large rear garden. Access to the rear garden can also be from the shared passage.

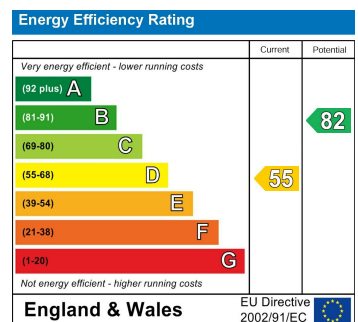


## Council Tax Band A Freehold

**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.



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