



The Carousels, Burton Upon Trent, DE14 2QG

£115,000

~~~~~GREAT INVESTMENT PURCHASE ~~~~~ LANDLORDS ONLY ~~~~~

We are delighted to offer this two bedroom maisonette property to the market. Situated on a popular development in Burton on Trent this property is double-glazed and has electric heating throughout.

The property has parking and is within easy walking distance of the town centre, local shops and amenities making it an ideal investment opportunity.

CURRENTLY RENTED AT £660.00 PCM, GIVING A YIELD OF 6.60% GROSS

Viewing is essential to appreciate all this property has to offer, Call Nicholas Humphreys on 01283 528020 for further details!!

## HALLWAY

Textured ceiling, ceiling mounted light fitting, plastered and painted walls, carpet to flooring, doorway giving access to the lounge.

## LOUNGE

4.26 x 4.49 into recess (14'0" x 14'9" into recess)



Double-glazed window to front elevation, feature fire place with marble hearth and fitted gas fire, textured ceiling, ceiling mounted light fitting, spotlight under stairs, plastered and painted walls, carpet to flooring, smoke alarm, tv aerial socket, stairs to first floor.

## KITCHEN

3.73 x 1.72 (12'3" x 5'8")



Fitted with ample wall and base units, roll top work surface, acrylic sink, textured ceiling, ceiling mounted spotlight fitting, double-glazed window to front elevation, double-glazed window to side elevation, tiled splashbacks, plastered and painted walls, tiles to flooring, space for gas or electric cooker.

## STAIRS AND LANDING

Plastered and painted walls, textured ceiling, ceiling mounted light fitting, smoke alarm, access to loft space.

## MASTER BEDROOM

3.26 x 3.12 into recess (10'8" x 10'3" into recess)



Having fitted wardrobes with shelf space, cupboard housing hot water tank, double-glazed window to front elevation, textured ceiling, ceiling mounted light fitting, plastered and painted walls, storage heater, ample sockets, carpet to flooring.

## BEDROOM TWO

2.74 x 1.82 (9'0" x 6'0")



Having double-glazed window to front elevation, textured ceiling, ceiling mounted light fitting, plastered and painted walls, storage heater, ample sockets, carpet to flooring.

## BATHROOM



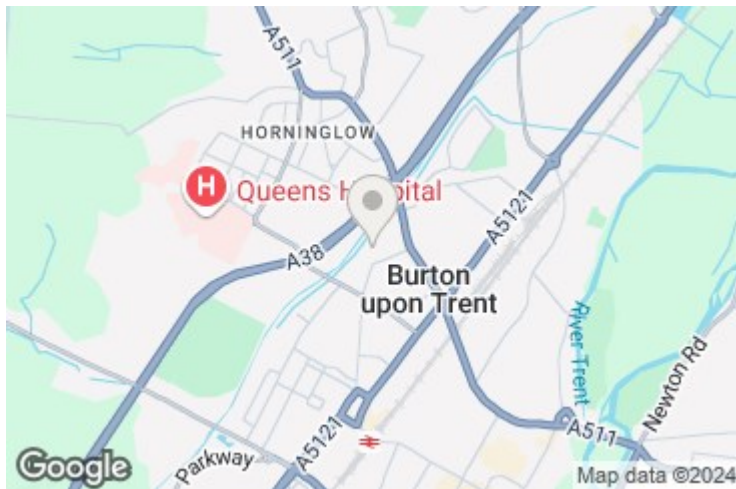
Opaque double-glazed window to side elevation, textured ceiling, ceiling mounted light fitting, plastered and painted walls, extractor fan, three piece bathroom suite comprising of low level wc, wash hand basin, bath with shower over, tiled splash backs, vinyl to flooring, extractor fan.

## OUTSIDE

Brick built shed housing gas meter, parking to the front.

## NOTE

There is a grounds maintenance fee of approximately £300 per annum for the communal areas.



## Council Tax Band A

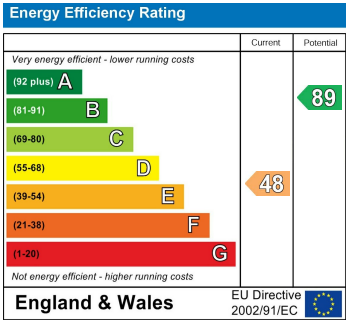
## Freehold

**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.



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