



**Wellington Street, Burton-On-Trent, DE14 2DS**  
**£125,000**

**\*\* Mid Terrace Home \*\* Three Bedroom Accommodation \*\* Rear Garage \*\***

A traditional mid terrace home offered for sale as either a landlord investment opportunity or first purchase. The home is uPVC double glazed and gas centrally heated and open with a front secure door to the open plan lounge diner with laminate flooring, windows to front and rear aspects & stairs rising to the first floor accommodation.

The kitchen located on the rear aspect has a selection of fitted units with built-in oven and gas hob, tile flooring, double glazed window and door to the rear garden.

The ground floor bathroom provides a three piece white bathroom suite comprising; WC, hand wash basin, bath with shower over, window to the rear aspect and tile floor.

the first floor is separated into three individual bedrooms. Outside is the established rear garden and detached garage in need of renovation. The home is currently tenanted at £595 pcm, and all viewings by prior appointment.

## The Accommodation

### Dining Room

3.63m x 3.02m (11'11 x 9'11)

### Lounge

3.63m x 2.92m (11'11 x 9'7)

### Kitchen

3.23m x 1.73m (10'7 x 5'8)

### Ground Floor Bathroom

1.91m x 1.73m (6'3 x 5'8)

### First Floor

#### Bedroom One

3.02m max x 2.64m (9'11 max x 8'8 )

#### Bedroom Two

3.89m x 1.83m (12'9 x 6'0)

#### Bedroom Three

3.12m max x 2.44m max (10'3 max x 8'0 max )

### Outside Rear Garden & Garage

### Agent Note

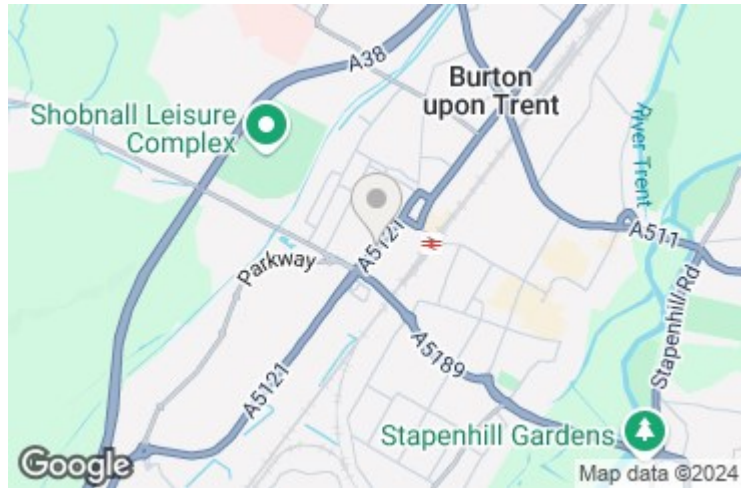
The garage is In need of moderate improvement, whilst there appears to be rear vehicle access, this is to be verified by the buyers legal conveyancer during the purchase process with the assistance of the vendors solicitor.

The home is tenanted currently and should any intending purchaser want to live within the home, notice will be issued to the tenant, and this can cause a delay to the purchase process.

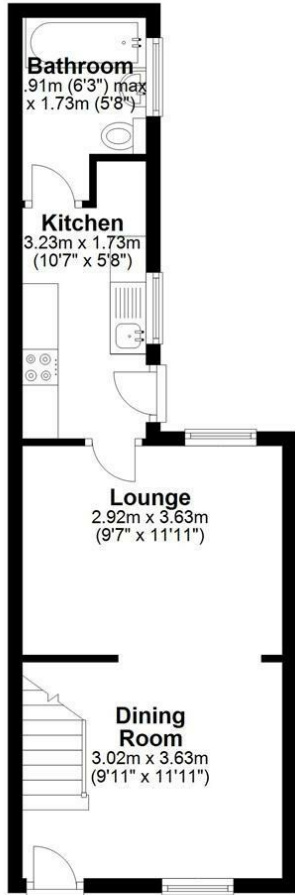
Awaiting Revised EPC inspection

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) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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[NICHOLASHUMPHREYS.COM/BURTON](http://NICHOLASHUMPHREYS.COM/BURTON)

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