



## **Victoria Crescent, Burton-On-Trent, DE14 2QD**

### **£110,000**

**\*\* Character Cottage \*\* Hidden From the Road \*\* Two Bedrooms \*\* Generous Plot \*\* Property Video Available \*\***

A unique charming semi detached located and hidden from the roadside, along Victoria Crescent. The home benefits uPVC double glazing and gas central heating throughout via the gas fired combination boiler. The internal accommodation opens with a lounge on the front aspect with attractive feature fire place, window overlooking the substantial front garden.

The kitchen is located on the rear elevation and provides a selection of fitted units, freestanding appliance spaces, space for a small dining table, windows to rear and side aspects, stairs rising to the first floor. A rear lobby has a uPVC back door to the rear access yard and door to the ground floor bathroom offering a three piece white bathroom suite comprising; bath with shower over, WC and hand wash basin. The first floor has two good size bedrooms, the larger on the front aspect with built-in wardrobe. A generous lawn garden to the front and side of the home with the addition of a timber constructed shed. Offered for sale with no upward chain.

## The Accommodation

The home is located via a footpath between the houses 78 & 79 Victoria Crescent.

### Lounge

3.66m x 3.20m (12'0 x 10'6)

### Kitchen Diner

3.15m max x 2.77m (10'4 max x 9'1)

### Rear Lobby

### Ground Floor Bathroom

### First Floor

### Bedroom One

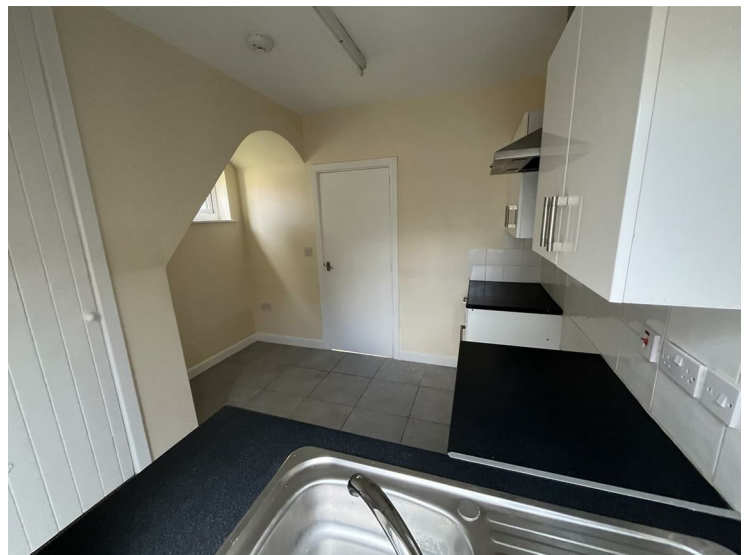
3.63m x 3.15m (11'11 x 10'4)

### Bedroom Two

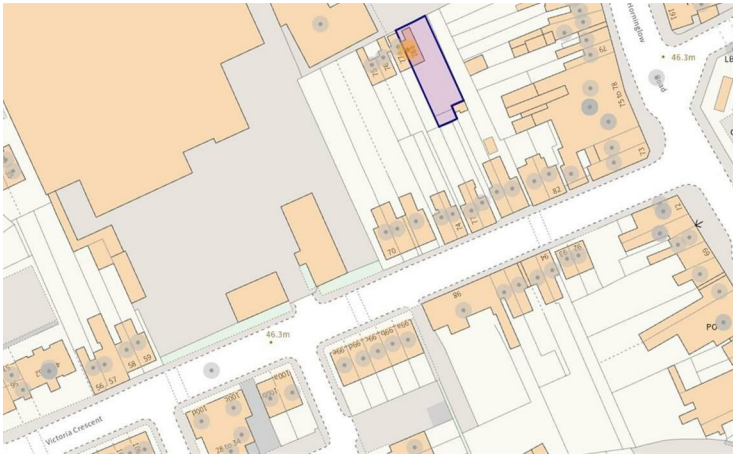
2.79m x 2.26m (9'2 x 7'5)

### Garden To Front & Side

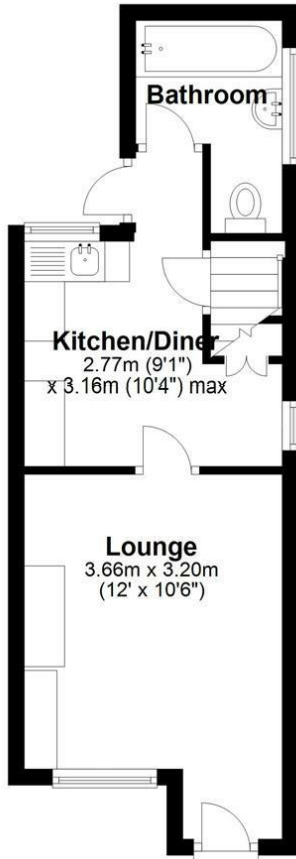
Draft details awaiting vendor approval and subject to change.







## 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>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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