



## **Ordish Street, Burton-On-Trent, DE14 3SA**

**£125,000**

A traditional mid terrace home offered for sale to Landlords Only, as the home is currently tenanted at £685 pcm. The interior accommodation opens with a uPVC front door into the lounge with laminate flooring continuing through to the separate dining room with stairs rising to the first floor with a useful below stair storage cupboard and window to the rear aspect.

The modern fitted kitchen offers a selection of white finished units with worksurfaces above, built-in oven and electric hob with chimney extractor hood over. There is a built-in wine cooler, freestanding appliance spaces for washing machine and fridge freezer, windows to the rear and side aspects.

The first floor has two double bedrooms with a central fitted bathroom offering a modern three piece white bathroom suite comprising WC, hand wash basin, bath with glass shower screen and shower supplied by the gas fired combination boiler. The home has shared access from the street to the rear garden with fenced boundaries. The home is gas centrally heated and uPVC double glazed and provides a modern interior, being sold with tenants in occupation, therefore any intending purchaser will be required to obtain suitable buy to let finance.



# The Accommodation

## Lounge

3.73m x 3.53m (12'3 x 11'7)

## Dining Room

3.00m x 2.77m (9'10 x 9'1)

## Kitchen

3.58m x 2.06m (11'9 x 6'9)

## First Floor

## Bedroom One

3.71m x 3.51m (12'2 x 11'6)

## Bedroom Two

3.61m x 2.08m (11'10 x 6'10)

## Bathroom

3.00m x 1.83m (9'10 x 6'0)

## Rear Garden

Draft details awaiting vendor approval and subject to change.

The home is currently tenanted and being sold with tenant in occupation, this can cause a delay to the proposed purchase.

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)



Property construction: Standard

Parking: On Street only

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Broadband type: TBC - See Ofcom link for speed:

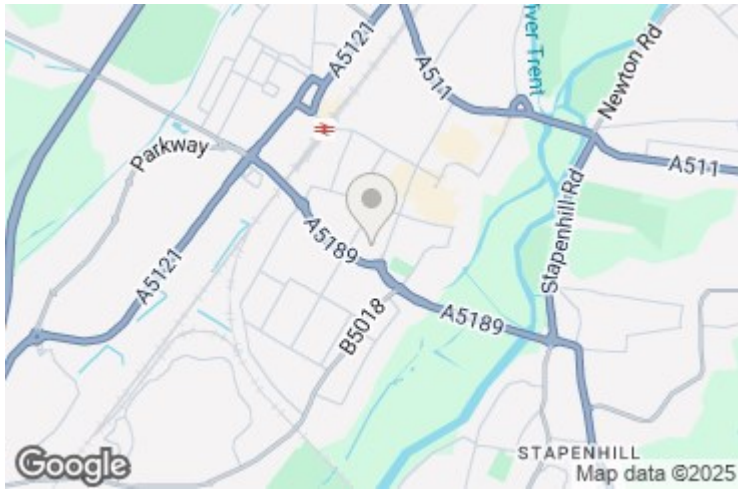
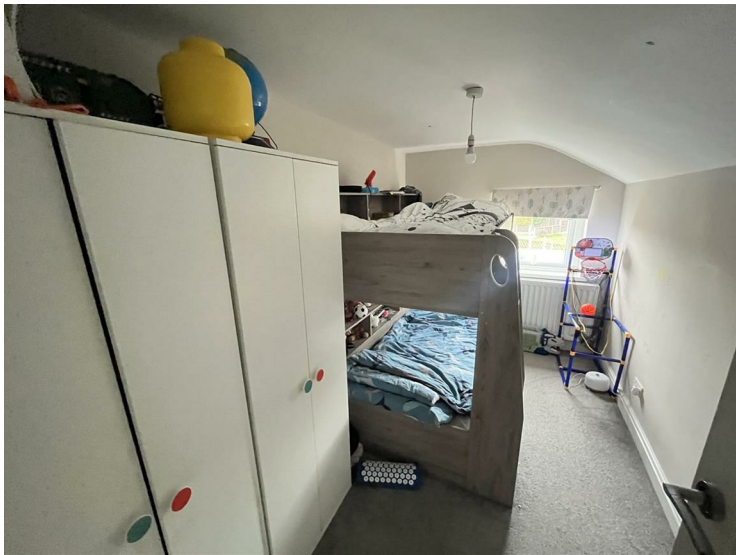
<https://checker.ofcom.org.uk/> Mobile signal/coverage:

See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority: East Staffordshire Borough Council

Useful Websites:







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.

**Selective License Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

| 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>                            |         |                         |
| (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 |

**01283 528020**

**NICHOLASHUMPHREYS.COM/BURTON**

**183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN**