



Calais Road, Burton-On-Trent, DE13 0UL

£155,000

**** Mid Terrace Home ** Three Bedroom Accommodation ** No Upward Chain ** Generous Size ****

This traditional mid terrace home offering uPVC double glazed and gas centrally heated accommodation. The interior opens with a welcoming reception hallway with lounge across the front aspect, separate dining room and a kitchen on the rear aspect.

The first floor has three bedrooms, two generous double bedrooms and the third single room on the rear elevation alongside a fitted bathroom. The bathroom is fitted with WC, hand wash basin and bath with complimentary wall tiling. Outside a rear court yard style garden with decking.

The Accommodation

This traditional mid-terrace home welcomes you with an enclosed porch, leading to a hallway with vinyl flooring and stairs to the first floor. The lounge, at the front, features a UPVC double-glazed window, a fireplace, and a radiator.

The formal dining room, with its own fireplace, leads to a kitchen equipped with a range of units and access to the rear garden, plumbing for washing machine, space for fridge/freezer and cooker.

Upstairs, three bedrooms offer comfortable living spaces, with the master bedroom overlooking the front aspect. The bathroom includes a white suite with a hand wash basin, low-level WC, and bath. Outside, the property boasts a rear decking area, perfect for relaxing.



Enclosed Porch

Hallway

Lounge

3.53m x 3.43m (11'7 x 11'3)

Dining Room

3.53m x 4.04m (11'7 x 13'3)

Kitchen

3.86m x 2.92m (12'8 x 9'7)

Master Bedroom

4.75m x 3.38m (15'7 x 11'1)

Bedroom Two

3.99m x 2.46m (13'1 x 8'1)

Bedroom Three

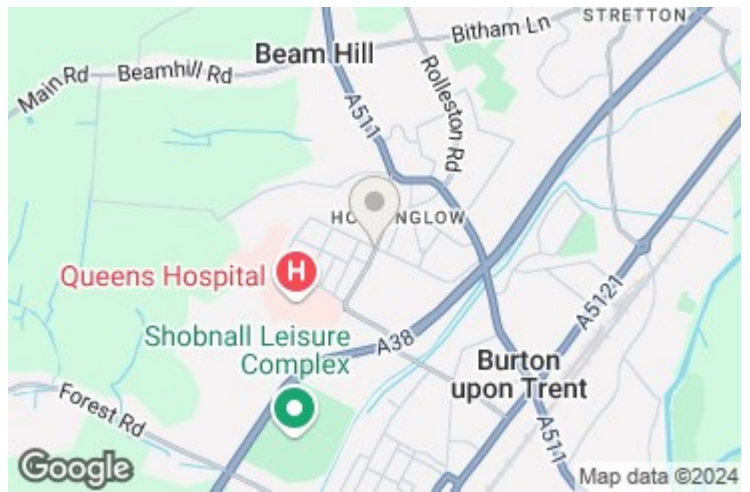
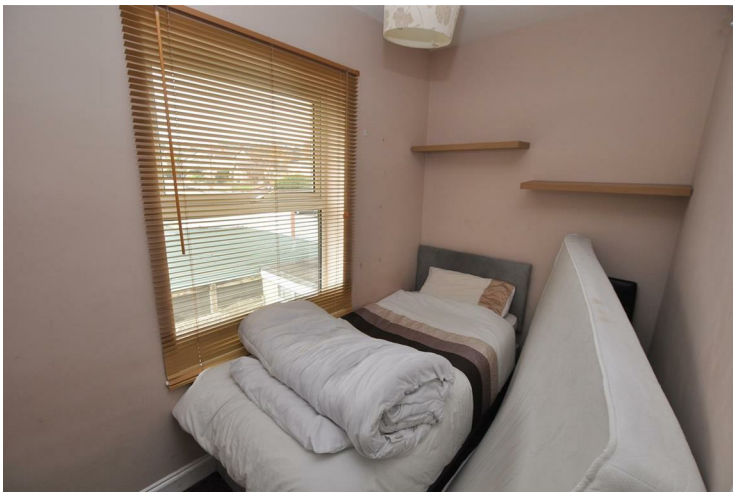
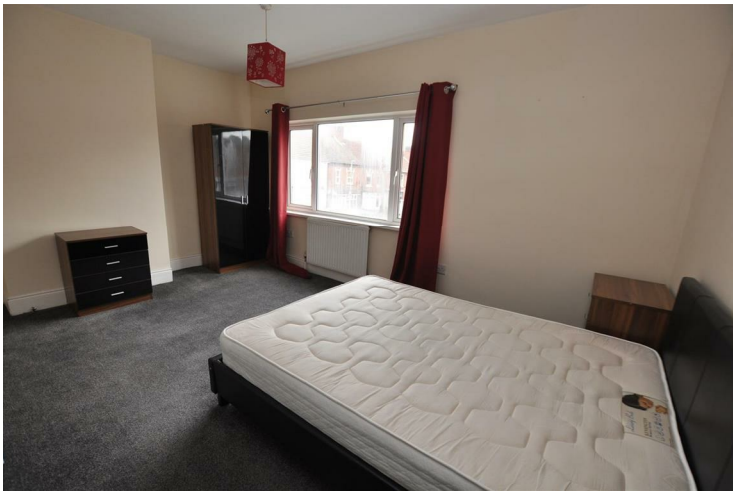
2.74m x 1.65m (9'0 x 5'5)

Bathroom

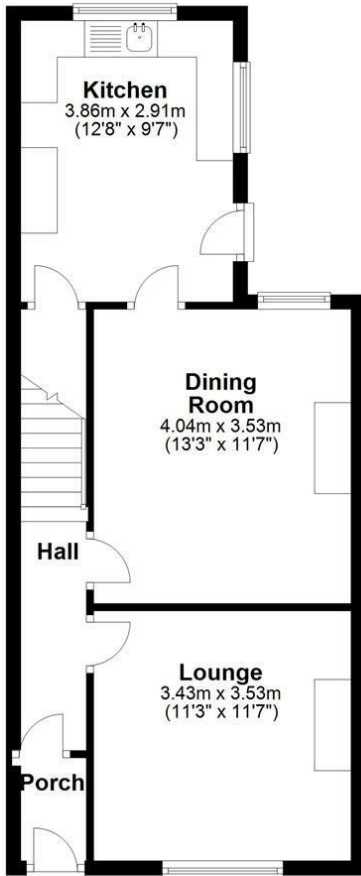
Fore Garden & Rear Courtyard

Draft details awaiting vendor approval and subject to change.

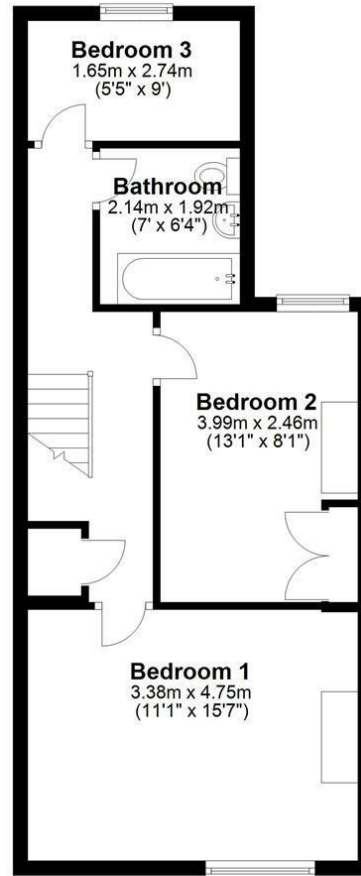




Ground Floor



First Floor



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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) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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