

Broadway Street, Burton-On-Trent, DE14 3NB

£106,500

**** Landlord Investment Opportunity ** Sold With Tenant In Occupation ****

A traditional mid terrace home currently occupied with tenant paying £575 pcm (increasing to £650pcm from July 2025), to be sold as an ongoing investment. The home has the benefit of external wall insulation, uPVC double glazing and gas central heating and a gated side shared entry to the rear garden.

The internal accommodation has lounge on the front aspect, rear fitted kitchen with built-in oven and hob and back door to the garden.

The first floor takes advantage of some entry space below allowing for two double bedrooms and a first floor bathroom with a three piece white bathroom suite and cupboard housing the gas fired combination boiler supplying the hot water and heating system. The rear garden has been well maintained with lawn and shared gated entry to the front.

All viewings by strict appointment only.

The Accommodation

Lounge

4.06mx 3.35m (13'4x 11'0)

Kitchen

3.35m x 2.97m (11'0 x 9'9)

Bedroom

4.06m x 3.00m (13'4 x 9'10)

Bedroom

3.00m x 2.95m (9'10 x 9'8)

Bathroom

2.97m x 1.83m (9'9 x 6'0)

Rear Garden & Entry

The home has a tenant in place and is being sold as an ongoing investment, so any intending buyer will need to finance with appropriate buy to let finance or cash.

The home is located within the towns selective Licence area for the purpose of rental. The new owner will need to apply for a licence.

Property construction: Standard

Parking: None

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:

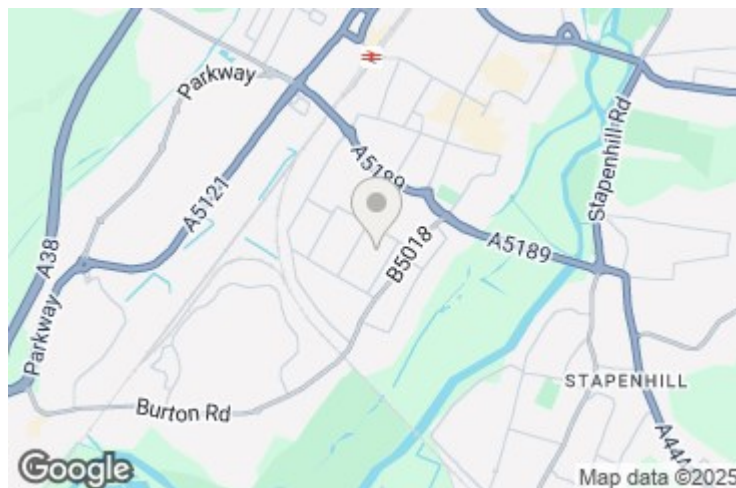
See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority: East Staffordshire Borough Council

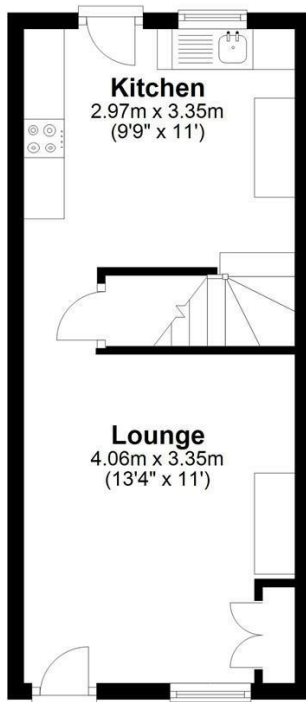
Useful Websites:

www.gov.uk/government/organisations/environment-agency

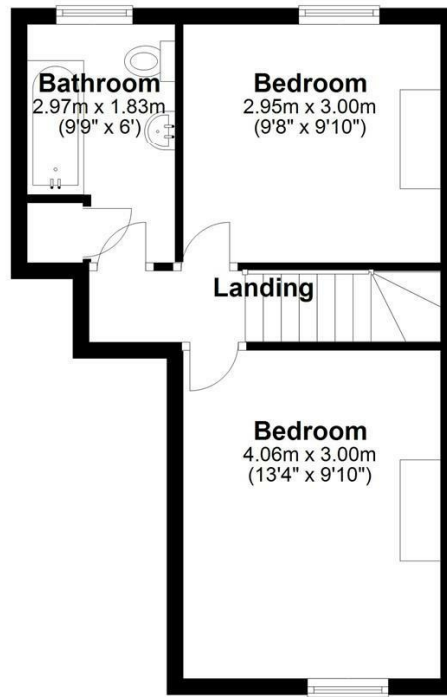
Draft details awaiting vendor approval and subject to change.



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. **Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

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) A		87
(81-91) B		
(69-80) C		70
(55-68) D		
(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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