



A traditional end-terrace property requiring moderate improvement, offering generous accommodation ideal for first-time buyers or investors.

The property opens with a front entrance door leading directly into the open-plan lounge diner, featuring double-glazed windows to both the front and rear aspects, allowing for plenty of natural light. An internal door provides access to the separate kitchen, which is fitted with a range of wall and base units, a stainless steel sink unit, and space for freestanding appliances. A useful walk-in under-stairs storage cupboard offers additional practicality. The kitchen also benefits from a UPVC double-glazed window and a rear door leading out to the garden.

The first-floor accommodation comprises two generously sized bedrooms, with the larger positioned across the front aspect. The rear-fitted bathroom includes a WC, hand wash basin, and bath with an electric shower above. A built-in cupboard houses the gas-fired combination boiler.

A shared gated entry leads to the open-plan rear garden, which features a paved patio, lawn, planted borders, and a fenced boundary to one side. A purpose-built brick store, shared with neighbouring properties, provides additional outdoor storage.

Ideally located within easy reach of Burton Town Centre, this property presents an excellent opportunity for first-time buyers or investors. Early viewings are strongly recommended.

The Accommodation

Lounge Diner
23'5 x 11'4

Kitchen
11'1 x 7'1

First Floor

Bedroom One
11'0 x 10'10

Bedroom Two
12'0 x 8'0

Bathroom
11'1 x 7'0

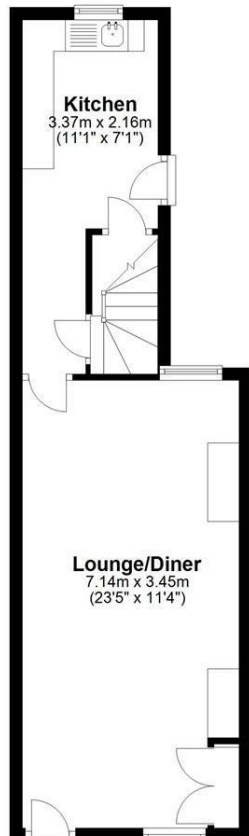
Council Tax Band: A

Draft details awaiting vendor approval and subject to change.

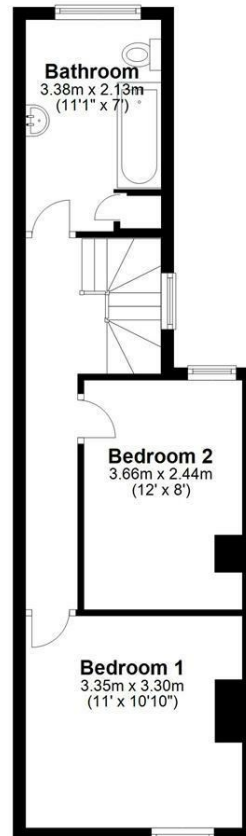




Ground Floor



First Floor

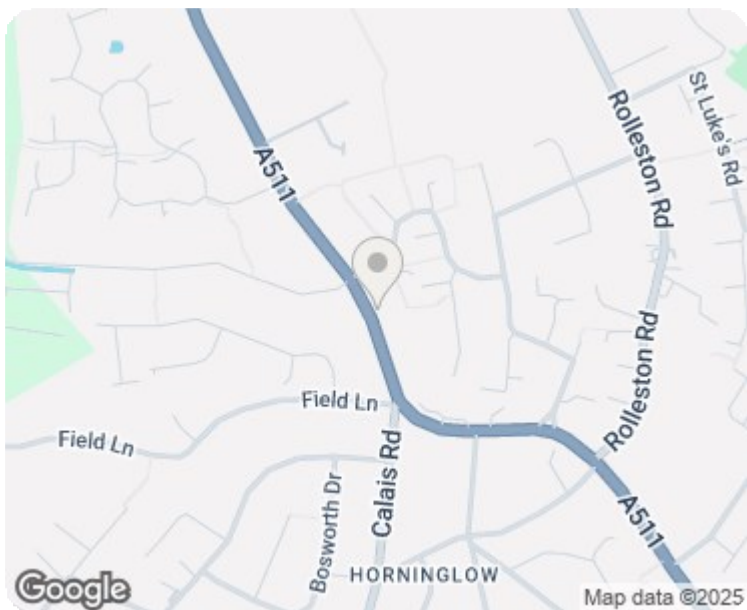


NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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>

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