



**\*\* Three Storey Home \*\* Ideal Investment or First Purchase \*\***

A three storey townhouse, situated in a desirable modern estate between Burton-on-Trent town centre and Stretton village. The property is within walking distance of good schooling and local amenities, ideally suited to the first time buyer or investor with a monthly rent of £825 obtainable.

Upon arrival, this functional and versatile property offers parking in front of a carport come-garage, with electric roller door concealing a tarmac driveway through to the rear garden via double wooden doors on the rear. This is laid to lawn and enclosed by fencing, with hardstanding patio area.

The front entrance door leads into a hallway with downstairs WC, access to parking area, and double 3rd bedroom or dedicated home office space as required located on the rear aspect. This also features French doors opening out to garden area.

Stairs to the 1st floor lead to a large dual aspect lounge/diner reception room with a Juliette balcony overlooking the front. The kitchen space has a range of wall and base storage units, as well as modern fixtures and fittings and built in appliances.

Finally, the 2nd floor offers the en-suite double master bedroom, double bedroom two on the rear, and landing space with built-in storage and family bathroom. All viewings by appointment only.



## The Accommodation

### Entrance Hallway

With stairway to the first floor landing, uPVC double glazed door to Garage, further doors to Cloakroom and Third Bedroom/ Study.

### Guest Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin, low-level WC and extractor fan, tiled splashbacks, radiator.

### Bedroom Three/ Study

9'2 x 7'10

Radiator, uPVC double glazed French double doors to garden.

### Car Port Garage

19'10 x 7'8

With electric roller door and double rear timber doors to the garden.

### First Floor Landing

#### Lounge Diner

19'7 max x 11'0 max

With uPVC double glazed window to rear aspect, two radiators, uPVC double glazed french double doors leading to the Juliet balcony.

#### Fitted Kitchen

9'5 x 8'11

Fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink unit, space for fridge/freezer, dishwasher and automatic washing machine, fitted electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear aspect, radiator.

### Second Floor Landing

#### Bedroom One

11'0 x 10'4

With uPVC double glazed window to front aspect, radiator, door to En-Suite Shower Room.

#### En-suite Shower Room

Fitted with two piece suite comprising tiled shower enclosure with fitted shower, wash hand basin and extractor fan, uPVC frosted double glazed window to front aspect, radiator.

#### Bedroom Two

10'4 x 8'11

With uPVC double glazed window to rear aspect, radiator.

#### Bathroom

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator, extractor fan, uPVC double glazed frosted window to rear aspect.

#### Outside

Rear Garden mainly laid to lawn, Garage. Sun patio seating area.

#### NOTE

Please note the home is currently tenanted, therefore should an intending purchaser want to live in the home, notice will be issued to the tenant during the purchase process, however this can cause delay to the proposed purchase timescale. Current rent being paid is £825 pcm.

Draft details awaiting vendor approval and subject to change.

Awaiting revised EPC inspection

Property construction: Standard

Parking: Garage/ Carport

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

Broadband type: TBC - See Ofcom link for speed:

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

<https://checker.ofcom.org.uk/>

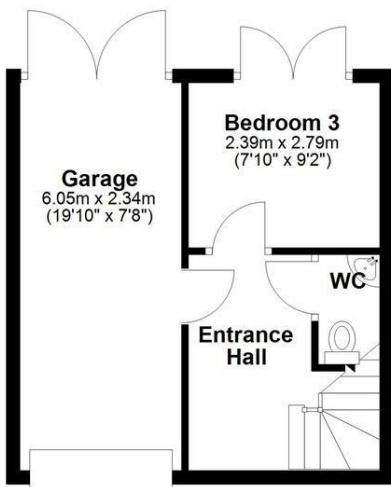
Local Authority: East Staffordshire Borough Council

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

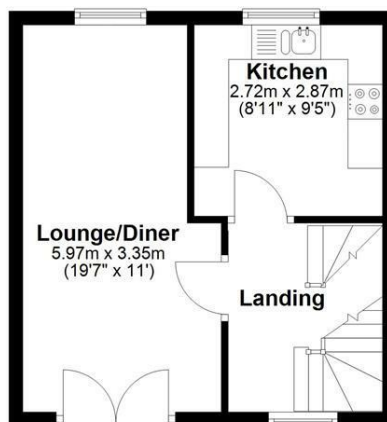




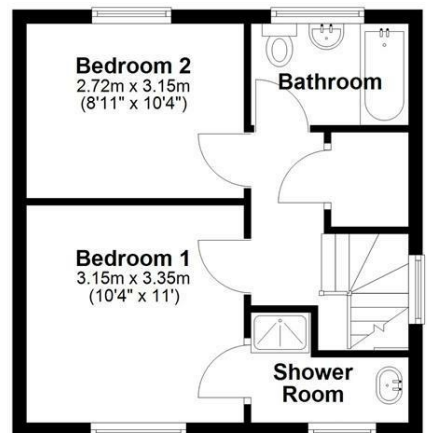
**Ground Floor**



**First Floor**



**Second Floor**

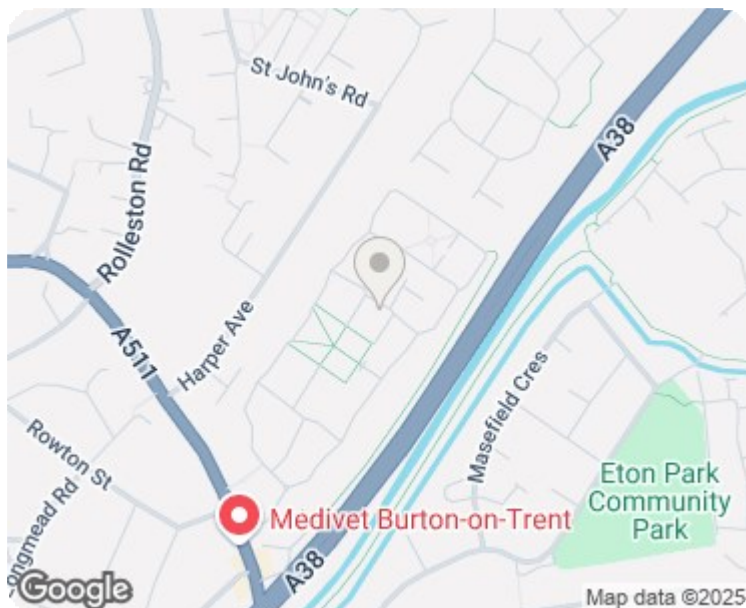






### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
	71	84
England & Wales	EU Directive 2002/91/EC	



### Council Tax Band C

### 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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