



**** Ideal First Purchase Or Investment Opportunity ** First Floor Maisonette ****

A spacious first floor maisonette positioned in a much sought after location set back from the road with its own private garden and driveway. Whilst the home is leasehold the annual payment is currently £15 per year, and the garden was originally acquired separately on its own freehold title.

In brief, the accommodation is entered via external steps leading to the front porch into the welcoming hallway leading onto the fitted kitchen diner with a wide selection of fitted units. On the rear aspect is a generous size lounge with double aspect picture windows with elevated views across Burton.

There are two double size bedrooms, with the master having built in wardrobes alongside a family bathroom with shower over the bath. Outside is the shared driveway access to the garden with private vehicle hardstanding, patio and storage shed complete with lawn garden area.

Offering access to superb local amenities including Burton Hospital, local schools & leisure activities. As an investment, the rental income of £725 is paid monthly providing a generous yield should a buyer wish to keep the tenant. Viewing is highly recommended to appreciate the extensive accommodation on offer.

The Accommodation

Nestled in a secluded plot in Burton-on-Trent, this well-presented two-bedroom first-floor maisonette offers a fantastic first purchase or investment opportunity.

The property is accessed via side external steps leading to a private entrance porch with UPVC glazing, ideal for coat and shoe storage. Inside, the entrance hallway features a built-in double storage cupboard, with an additional storage unit, and leads to the living areas at the rear of the building and the bedrooms at the front.

The spacious lounge enjoys an elevated position with large UPVC double-glazed picture windows offering impressive views over the town, with laminate flooring and radiator. The open-plan kitchen diner is fitted with a modern range of gloss-finished units, a stainless steel sink, built-in oven, four-ring gas hob with extractor hood above, and a wall-mounted gas fired combination boiler, supplying the hot water and heating system. There is ample space for a dining table and chairs, making it a practical and stylish space.

The master bedroom features a built-in wardrobe, UPVC double-glazed window, and laminate flooring. The second double bedroom, also well-proportioned, benefits from a window to the side aspect. The modern bathroom is fitted with a three-piece bathroom suite, including a WC, hand wash basin, and bath with shower over, complemented by wall tiling, a glass shower screen, radiator, and a shaver point.

Set back from the road, the property is accessed via a shared driveway between two homes along Horninglow Road North, leading to a secluded plot with only four individual properties within the site. A separate freehold title garden area includes a lawn, hardstanding for vehicles, and a garden shed (included within the sale).

This well-maintained home is perfect for investors as a ready-made rental property. Viewings are by appointment only.

Porch & Hallway

Lounge

16'11 x 12'11

Kitchen Diner

11'10 x 10'7

Master Bedroom

13'9 max x 9'7

Bedroom Two

9'9 x 9'4

Bathroom

7'0 x 6'1

Leasehold

The home is leasehold the start date of the lease 10/04/2013 & the end date 28/09/2155. Approximately 130 year remain at the time of writing this. The annual payment currently £15 with an annual review.

The garden and hardstanding is held on a separate freehold title being included within the sale.

The home is currently tenanted and therefor notice will have to be issued should a purchaser opt to buy with vacant possession. This can cause delay to the transaction.

Property construction: Standard

Parking: Shared access to parking

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/>

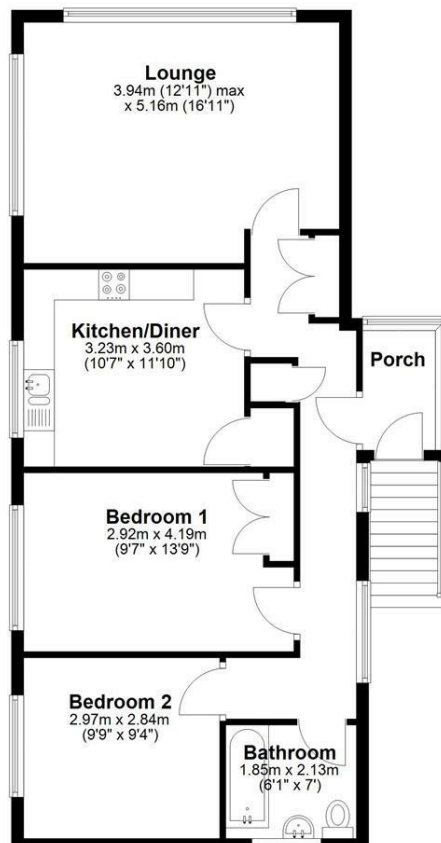
Local Authority: East Staffordshire Borough Council

Useful Websites: www.gov.uk/government/organisations/environment-agency





Ground Floor

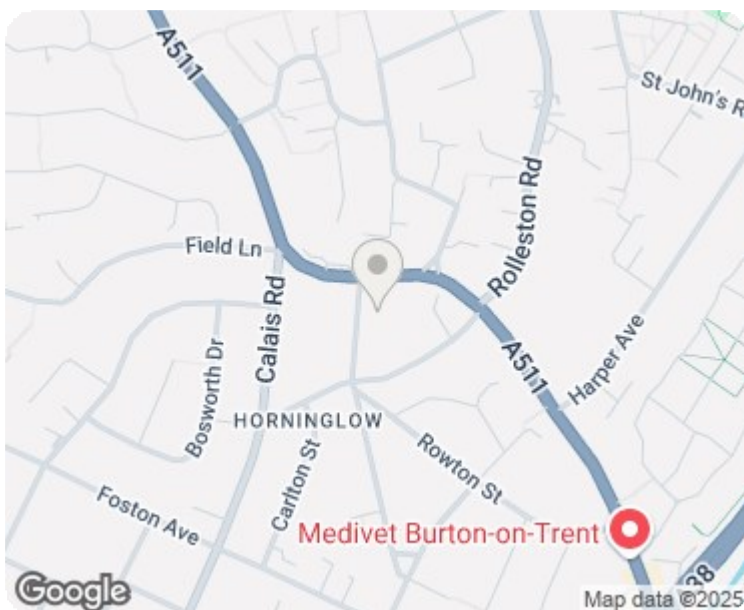


NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. 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		
(69-80) C	70	71
(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	



Council Tax Band A

Leasehold

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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