



Long Street,, Burton-On-Trent, DE15 9LY

Nicholas
Humphreys

£185,000

**** Landlord Only Sale ** Tenanted Properties ** House & Apartment Combined ****

This unique end of terrace home provides an ideal investment opportunity providing one property divided into two rental investments. The front of the home provides a three bedroom end of terrace home with the internal accommodation offering, lounge, separate dining room and kitchen on the ground floor. To the first floor, three bedrooms bathroom and shower room located off the second bedroom.

To the rear of the building is an attached self contained one bedroom unit, with a rear access door to the open plan living lounge combined kitchen, one bedroom and bathroom. The rear garden has been portioned off to give both homes their own private garden areas.

The two residential units have rental income being obtained , being sold with tenants in occupation. The larger unit obtains £700 pcm and the smaller unit, £510 pcm. Combined Income of £1210 per month, estimated yield 7.8%. Offered for sale to Landlords Only.



The Accommodation

No. 28 Long Street

No.28 is the Three Bedroom End Of Terrace portion of the property. The accommodation benefits UPVC double glazing and gas central heating and opens with the front door into the lounge with laminate flooring continuing through to the separate dining room with window to the side aspect and door to the kitchen. The kitchen offers a selection of fitted units with built-in oven and hob, with extractor hood above, freestanding appliance spaces, tile flooring, stairs rising to the first floor accommodation and UPVC door to the side access and rear garden.

The first floor has three generous bedrooms, the larger across the front aspect, and the second bedroom having its own en-suite shower room providing WC, hand wash basin and shower enclosure. The bathroom is fitted with a three piece white bathroom suite offering bath with mixer shower attachment, WC and basin. Outside the tenant has the use of a section off area of garden.

Lounge

3.63m x 3.33m (11'11 x 10'11)

Dining Room

3.96m x 3.63m (13'0 x 11'11)

Kitchen

4.19m x 3.23m (13'9 x 10'7)

Bedroom One

3.61m max x 3.33m (11'10 max x 10'11)

Bedroom Two

3.30m x 2.26m (10'10 x 7'5)

En-suite Shower Room

Bedroom Three

2.26m max x 2.18m (7'5 max x 7'2)

No 28A

No. 28A is the single storey portion of the property located at the rear and attached to number 28. This self contained unit also has UPV double glazing however the heating is supplied via electric wall heaters and the hot water from the immersion tank. The accommodation is entered via the rear patio garden with entrance door to the open plan living accommodation. The kitchen area has a selection of fitted units with built-in oven, hob and extractor fan. The spacious lounge diner has a laminate floor finish, electric wall heater and access to the bedroom. The double bedroom is positioned alongside the bathroom providing WC, hand wash basin and bath.

Open Plan Living Area

4.95m x 3.23m (16'3 x 10'7)

Bedroom

3.23m x 2.90m (10'7 x 9'6)

Bathroom

2.21m x 1.98m (7'3 x 6'6)

NOTES

Number 28 & 28A are independent of each other with their own services for electric (own fuse boards) and gas. Both units are part of the same freehold title.

Number 28

Property construction: Traditional Standard

Parking: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band A

Number 28A

Property construction: Standard

Parking: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric Wall Heaters

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 The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change

Tenanted Properties

Both Homes are being sold with tenants in occupation, therefore any intending purchaser will be required to obtain appropriate buy to let finance or be cash.

EPC

Each home is required to have an EPC rating.

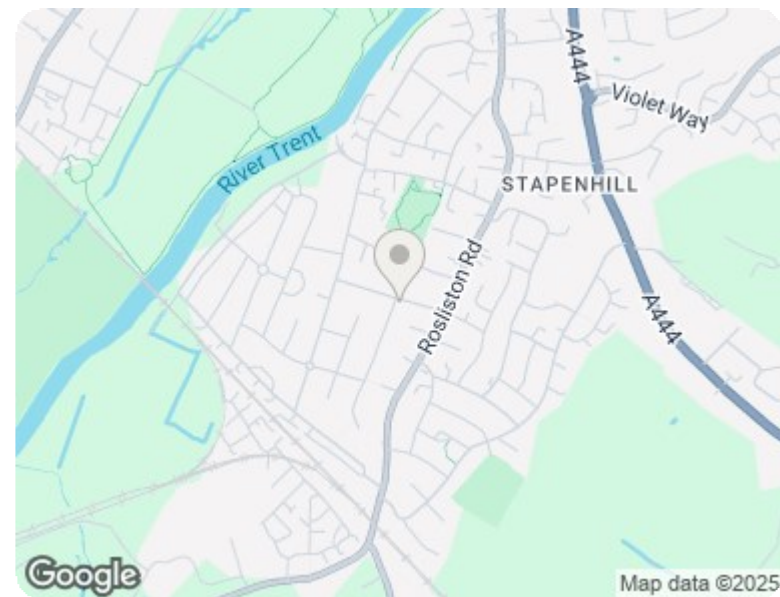
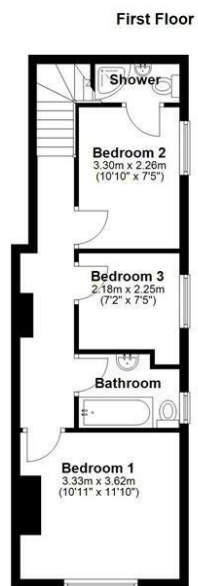
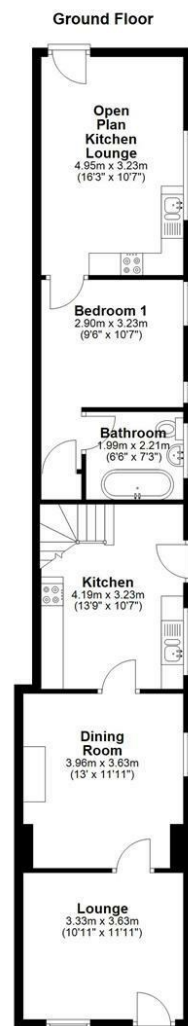
Number 28 is awaiting a revised inspection

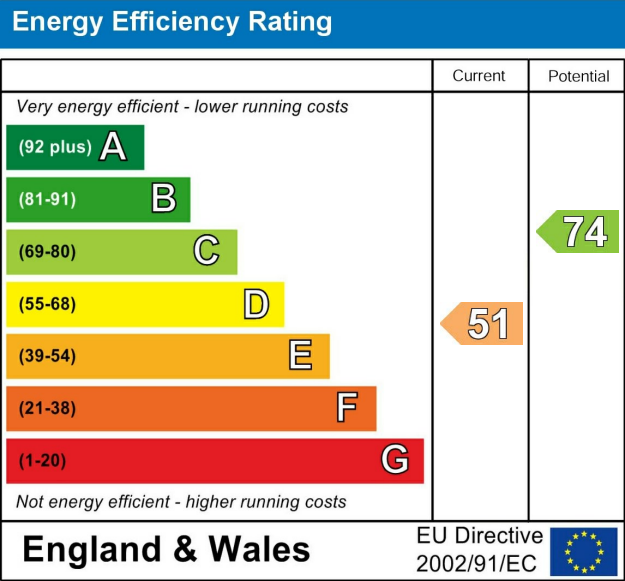
Number 28A EPC rating E 51/74











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>

01283 528020

NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN