



A modern mid town house located within a popular residential location within easy reach of many local amenities. The home is uPVC double glazed, gas centrally heated and tastefully decorated and presented throughout.

The accommodation in brief offers lounge along the front elevation, fitted guest cloakroom, and a delightful open plan dining kitchen with fitted appliances and French patio doors leading onto the garden. The first floor has a master double bedroom on the front aspect, second bedroom and bathroom positioned across the rear aspect.

Outside is a front garden and shared access to an allocated parking space with rear gated access into the well maintained garden. All viewings by appointment only.

The Accommodation

A modern mid town home located within a popular residential location within easy reach of many local amenities. The home is uPVC double glazed, gas centrally heated and tastefully decorated and presented throughout.

The accommodation in brief offers lounge along the front elevation with stairs rising to the first floor accommodation, laminate flooring and door through to the dining kitchen. The delightful open plan dining kitchen provides a comprehensive range of gloss finished base and eye level wall units, built-in oven, gas hob with extractor hood above, freestanding appliance spaces for fridge and freezer and washing machine. A concealed gas fired combination boiler, laminate floor and and French patio doors leading onto the rear garden. Leading from the dining area is the guest cloakroom, fitted with WC and hand wash basin.

The first floor has a master double bedroom across the front elevation, second bedroom and bathroom positioned across the rear aspect. The bathroom is fitted with a modern contemporary white bathroom suite offering WC, hand wash basin and bath with mixer shower tap over, glass shower screen and complimentary wall tiling.

Outside is a front garden and shared access to the rear of the homes with an allocated parking space. Gated rear access leads into the well maintained garden with lawn. All viewings by appointment only.

Lounge

14'2 x 12'2

Guest Cloakroom

Kitchen Diner

15'3 x 12'2

Master Bedroom

12'1 x 10'7

Bedroom Two

10'1 x 6'5

Bathroom

6'10 x 5'4

Rear Garden & Parking

Property construction: Standard

Parking: Allocated parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

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.

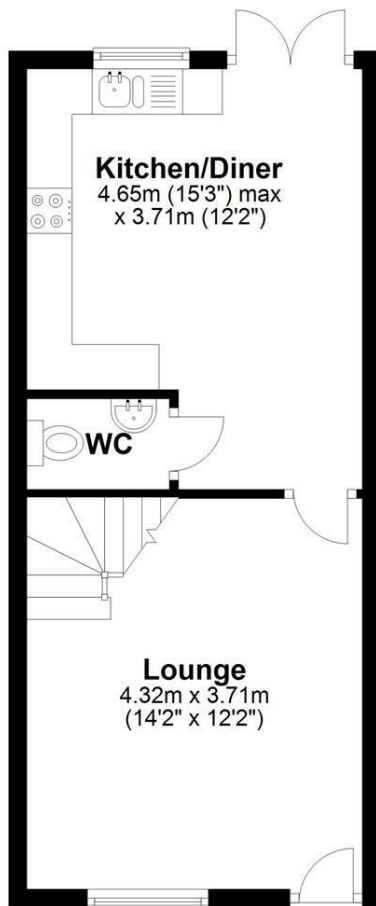
Draft details awaiting vendor approval and subject to change.

Awaiting revised EPC inspection.

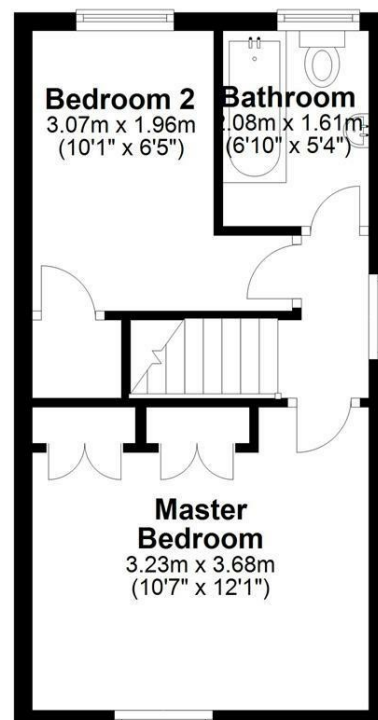




Ground Floor



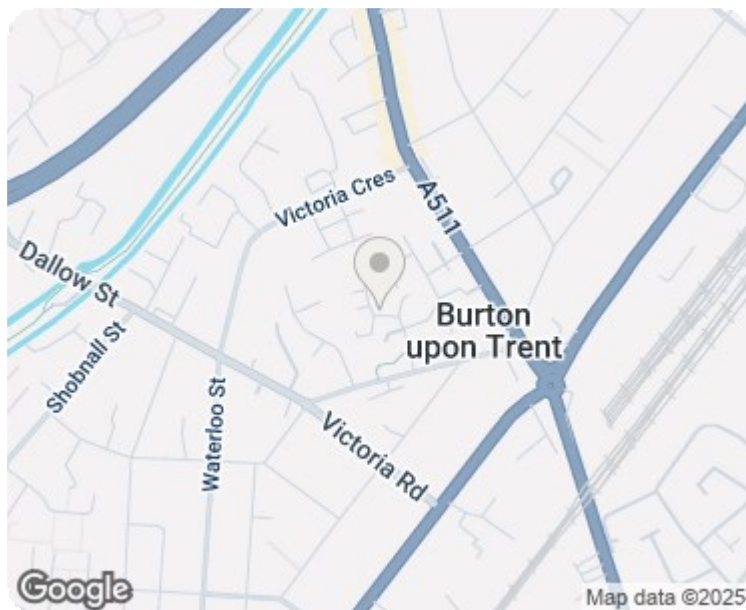
First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	78	
(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 B 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, Branstons 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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