



**\*\* Traditional Mid Terrace \*\* Ideal First Purchase \*\* Two Double Bedrooms \*\***

A well presented terraced house offering two double bedrooms, open plan lounge diner, modern kitchen & ground floor bathroom.

The property benefits from gas central heating and UPVC double glazing with a front walled fore garden with shared side gated access to the low maintenance garden with summer house and decking.

View by appointment only.



## The Accommodation

### Entrance Hall

With secure door and internal door to the open plan lounge diner.

### Lounge Diner

26'7 max x 12'5

With UPVC double glazed windows to the front and rear aspects, radiators, open plan central stairs to the first floor and internal door to the kitchen.

### Kitchen

14'4 x 5'2

A fitted matching range of wall and base mounted units with work surface incorporating sink with mixer tap and drainer, space for a fridge freezer and plumbing for a washing machine. Concealed wall mounted boiler supplying the hot water and heating system, and internal door to the bathroom.

### Ground Floor Bathroom

7'9 x 5'2

With UPVC double glazed window to the side elevation with a three piece white bathroom suite offering panelled Jacuzzi bath, wash hand basin with cabinet and WC.

### First Floor

#### Bedroom One

14'1 x 11'11

With UPVC double glazed window to the front and radiator.

#### Bedroom Two

14'1 x 10'10

With UPVC double glazed window to the rear, radiator and useful built-in storage cupboard.

### Outside

To the front there is a walled forecourt garden with artificial turf and there is shared gated access to an entry shared with a neighbour. To the rear there is a generous sized and enclosed garden with a yard leading to a new decked area and artificial turf and a summer house.

Property construction: Traditional Construction

Parking: none

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Broadband type: ADSL - See Ofcom link for speed:

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

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

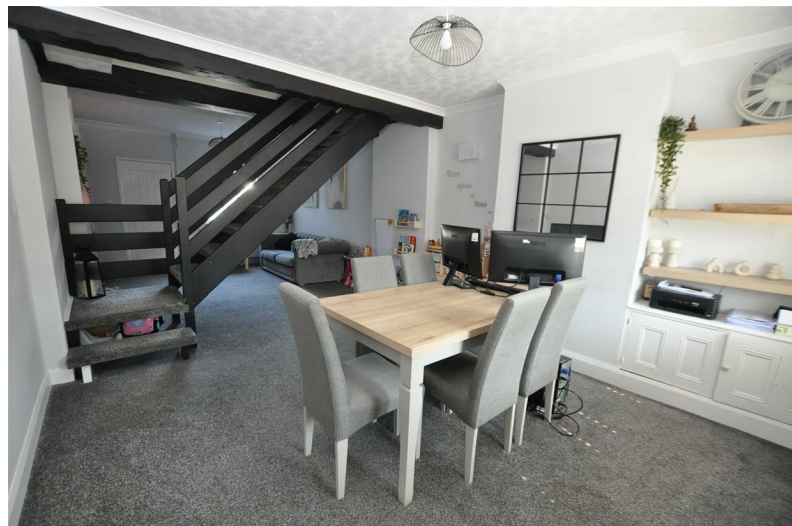
Local Authority: East Staffordshire Borough Council

Useful Websites:

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

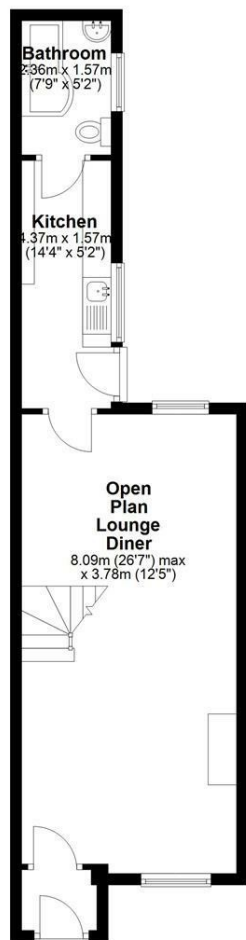
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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





**Ground Floor**



**First Floor**

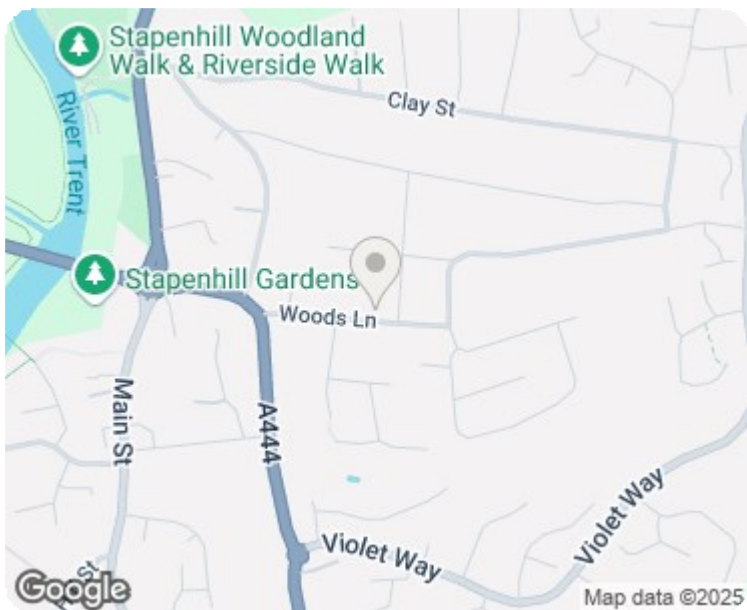






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</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>	<b>66</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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