



**** Traditional Mid Terrace ** Generous Accommodation ** Three Bedrooms ** Two Bathrooms ****

Offered for sale this mid terrace property with no upward chain. The home opens with a entrance hallway, with door leading to the lounge on the front elevation with walk-in bay window and feature fire place. The separate dining room on the rear aspect leads to the kitchen offering a selection of fitted wall and base units, built-in oven and gas hob, wall mounted gas central heating boiler, window and door to the garden and internal door to bathroom.

The ground floor bathroom provides WC, hand wash basin, bath and shower with window to the side aspect.

The first floor landing has internal doors leading to three bedrooms, with the larger bedroom on the front aspect, a separate shower room offers WC, hand wash basin and shower enclosure.

The home has a boarded loft area with sky light window and storage space, accessed via paddle steps off the existing landing, not suitable living accommodation until remedial work and approval.

Whilst the home requires moderate improvement the potential delivers an ideal family home with plenty of living space. View By Appointment.

The Accommodation

Hallway

Lounge
12'0 x 12'0

Dining Room
12'2 x 12'0

Kitchen
12'10 x 8'0

Ground Floor Bathroom

First Floor

Bedroom One
14'1 x 11'9

Bedroom Two
12'2 x 9'4

Bedroom Three
7'11 x 6'8

Shower Room

Boarded Loft Space
14'1 x 11'0

The property falls into the local Selective Licensing area for the purpose of rental, the new owner will be required to obtain their own licence. See East Staffordshire Borough Council Website for further information.

Property construction: Standard Traditional

Parking: None

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

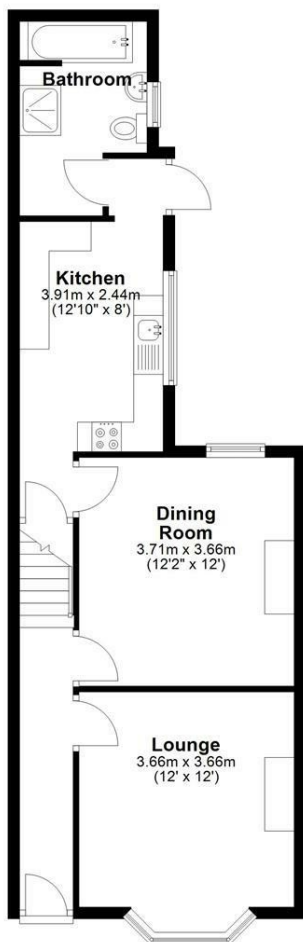
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information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

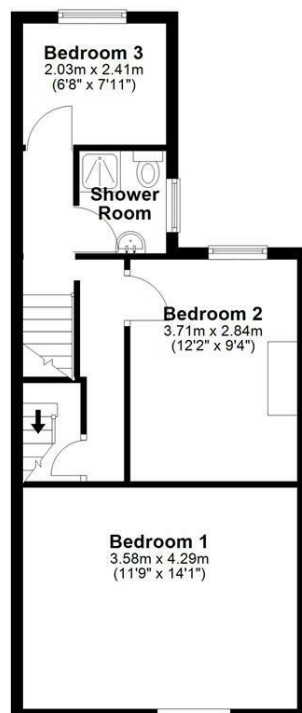




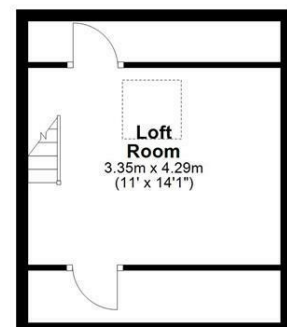
Ground Floor



First Floor



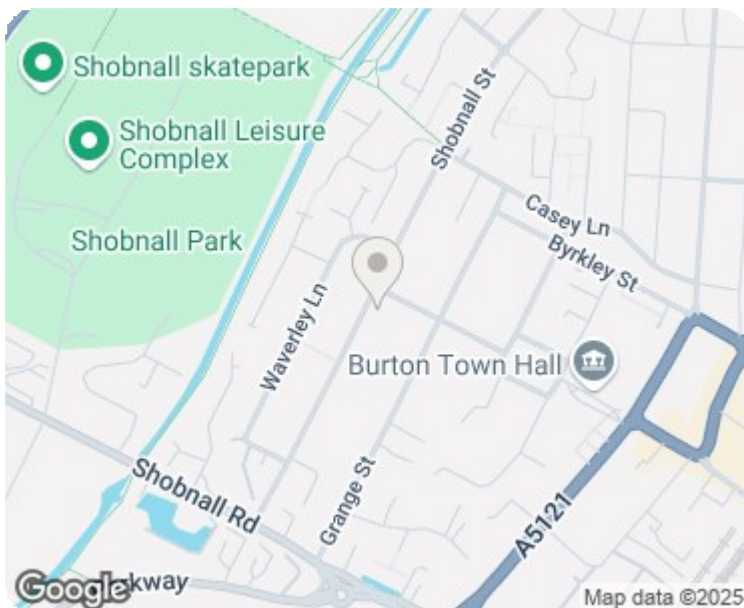
Second Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(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

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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