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The Accommodation

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Upon entering through a UPVC front door, the property opens into the first reception room, which is currently being used as a bedroom. This room features a UPVC double-glazed bay window to the front elevation, a meter cupboard, and a characterful feature fireplace. An internal door leads through to the dining room, presently used as the main lounge, which benefits from a feature fireplace and a useful under-stairs storage cupboard. A staircase rises to the first-floor accommodation, while a door leads through to the kitchen.

The kitchen is fitted with a range of base cupboards and drawers, high-level wall units, an integrated oven and electric hob with extractor hood above, along with space for freestanding appliances including a washing machine, tumble dryer, and fridge freezer. A UPVC double-glazed window overlooks the side elevation, and a door provides access to the rear garden. Additional features in the kitchen include an electric fan heater and an extractor fan.

On the first floor, the accommodation comprises two generous double bedrooms. The larger master bedroom is positioned at the front of the property and includes a walk-in storage cupboard and internal wall insulation. The second double bedroom is situated to the rear and is adjacent to the fitted bathroom. The bathroom is appointed with a white three-piece suite consisting of a WC, hand wash basin, and a panelled bath with electric shower over. A cupboard houses the gas-fired combination boiler, and a UPVC double-glazed window and complementary wall tiling complete the space.

Externally, the property enjoys a rear garden, which is mainly laid to lawn. The home benefits from UPVC double glazing throughout and gas central heating, with the exception of the kitchen, which is heated via an electric fan heater.

Conveniently located for access to Burton Town Centre and Burton Hospital, this property is a ready-made investment and a superb addition to any rental portfolio.

Front Reception Room

12'0 x 11'0

Rear Reception Room

12'0 x 12'0

Kitchen

12'9 x 6'8

Bedroom One

10'11 x 12'0

Bedroom Two

12'2 x 8'11

Bathroom

12'9 x 6'8

Awaiting revised EPC check

Draft details awaiting vendor approval, subject to change

Property construction: Standard

Parking: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Local Authority: East Staffordshire Borough Council

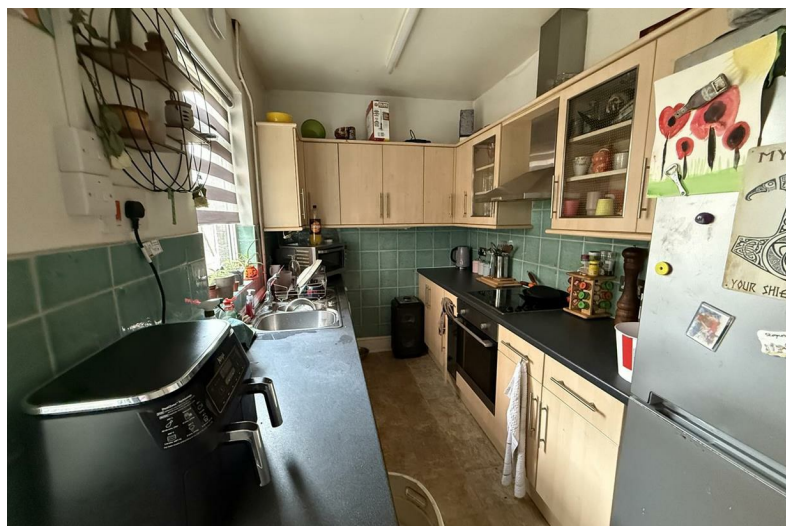
Broadband type: TBC - See Ofcom link for speed:

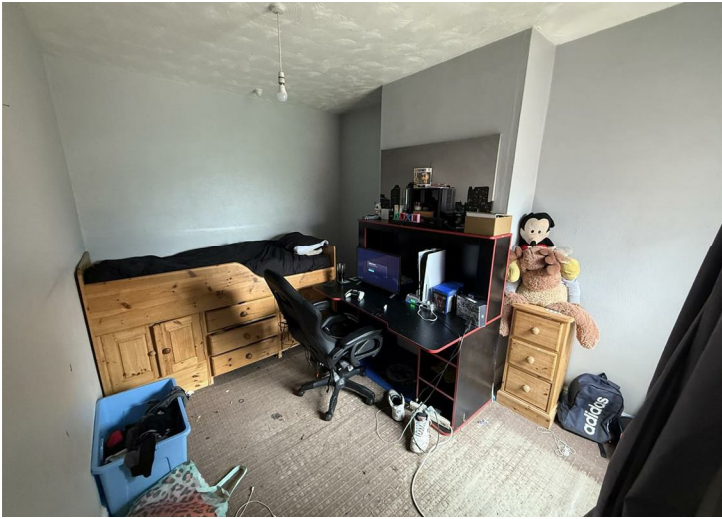
<https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link

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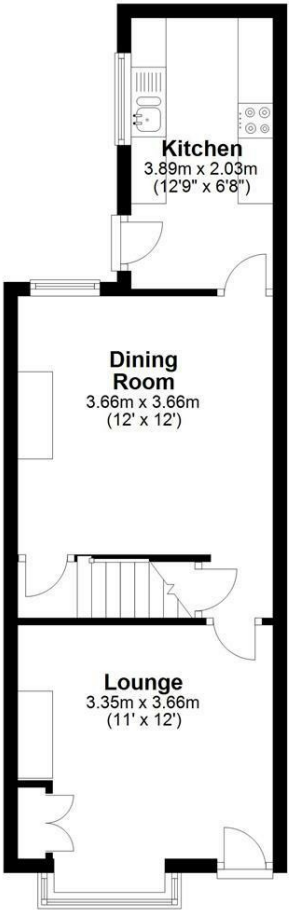
Useful Websites: www.gov.uk/government/organisations/environment-agency

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.





Ground Floor

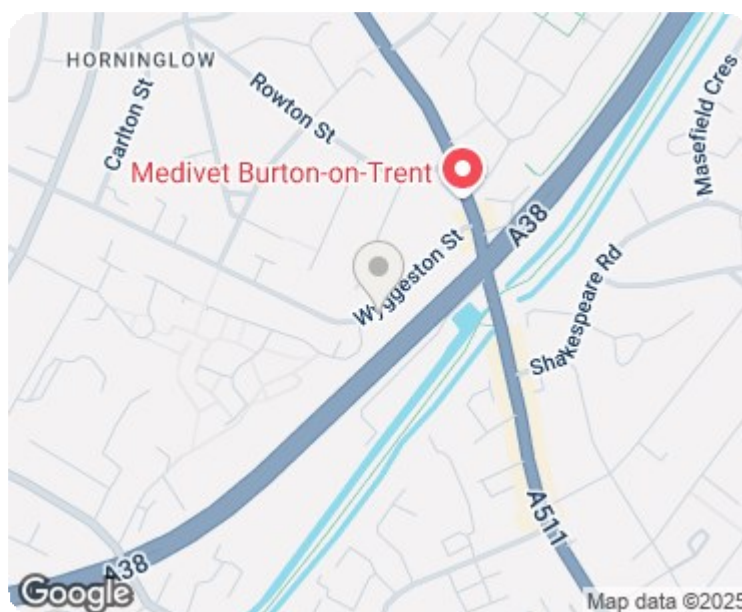


First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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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