



**** LANDLORD INVESTMENT SALE ** RENTED AT £800 PCM ** SOLD WITH TENANT IN OCCUPATION**
**

A traditional mid terrace home offered as an ongoing investment opportunity with the benefit of UPVC double glazing and gas central heating. The internal accommodation opens with a front reception rooms, (currently used as bedroom) on the front of the property with laminate flooring and UPVC front door. The lounge has a feature fire place with laminate flooring, under stairs storage area and stairs rising to the first floor.

The kitchen is comprehensively fitted offering a selection of fitted units with built-in oven and hob with extractor hood above, tile flooring, wall mounted gas fired combination boiler and UPVC window and door to the rear aspect. The ground floor bathroom offers a three piece white bathroom suite comprising WC, hand wash basin and bath with shower over.

The first floor has three good size bedrooms, the larger master on the front elevation with useful storage cupboard. The home has a well maintained rear garden. Viewings by appointment.

The Accommodation

Front Reception Room
11'4 x 10'11

Lounge
11'11 x 10'11

Kitchen
12'4 x 6'6

Ground Floor Bathroom
6'4 x 5'8

First Floor

Front Bedroom
11'5 x 11'0

Bedroom Two
12'0 x 8'2

Bedroom Three
8'8 x 6'7

Rear Garden

Rented Property being sold with tenants in occupation therefore any intending purchaser will either have to buy with cash or obtain suitable buy to let finance. The rent being obtained is correct at the time of writing this advert and is 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 <https://checker.ofcom.org.uk/>

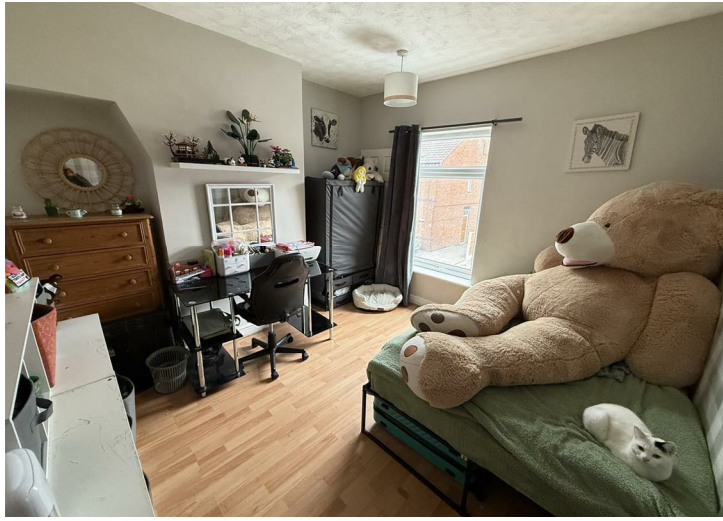
Useful Websites:

www.gov.uk/government/organisations/environment-agency

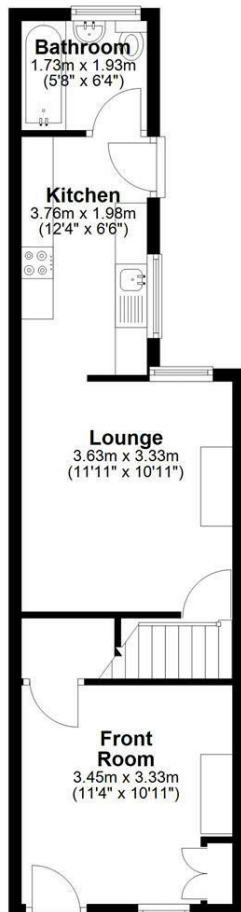
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information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





Ground Floor




First Floor





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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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