



This beautifully renovated period end townhouse is situated in the heart of Burton-on-Trent within the characterful setting of the historic brewery buildings. Offering a unique blend of traditional charm and contemporary living, the property provides an excellent opportunity for first-time or second-time buyers. The home opens with a front entrance door into a hallway with an electric heater and internal doors leading to both the lounge and a guest cloakroom, which is fitted with WC, hand wash basin, tiled splashbacks, and an extractor fan. The spacious lounge diner enjoys an aluminium double-glazed side window, TV and telephone points, wall-mounted electric heater, and a striking spiral staircase leading to the first floor. This area flows seamlessly into the fitted kitchen, which includes a range of matching base and wall units, integrated oven and four-ring electric hob with extractor above, stainless steel sink, front-facing aluminium double-glazed window overlooking the parking area, ceramic tiled flooring, and space for freestanding appliances including plumbing for a washing machine.

The first floor landing gives access to the generous master bedroom, which features vaulted ceilings with exposed original A-frame beams, double-glazed windows to both the front and side aspects, and a wall-mounted electric heater. An airing cupboard houses the pressurised hot water cylinder, and a door leads to the en-suite bathroom, fitted with a modern three-piece suite comprising WC, hand wash basin, and panelled bath with thermostatic shower and glass screen. Complementary tiling, a chrome heated towel rail, extractor fan, shaver point, and skylight window complete this well-appointed space. Outside, the property benefits from communal parking, and is located close to Burton Town centre adding to the convenience of this charming and stylish period home.

The Accommodation

Welcoming Hallway

Guest Cloakroom

Lounge Diner

14'7 x 12'0

Kitchen

7'7 x 5'6

Master Bedroom

14'7 x 10'7

En-suite Bathroom

7'5 x 6'4

Leasehold

The property is leasehold with the start date being June 2006 and end date June 2131, approximately 106 years remaining at the time of writing this.

The ground rent is £200 Annually and the service charge £716 PER YEAR. These figures are subject to change and annual review. Please seek the advice of your legal conveyancer / solicitors in advance of exchange of contracts for full confirmation of all charges associated.

Property construction: Standard

Parking: Shared Communal Parking.

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric Wall Heaters

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:

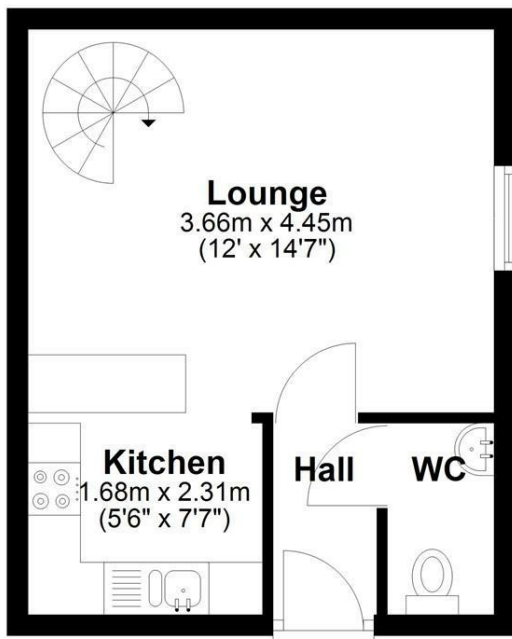
www.gov.uk/government/organisations/environment-agency

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.

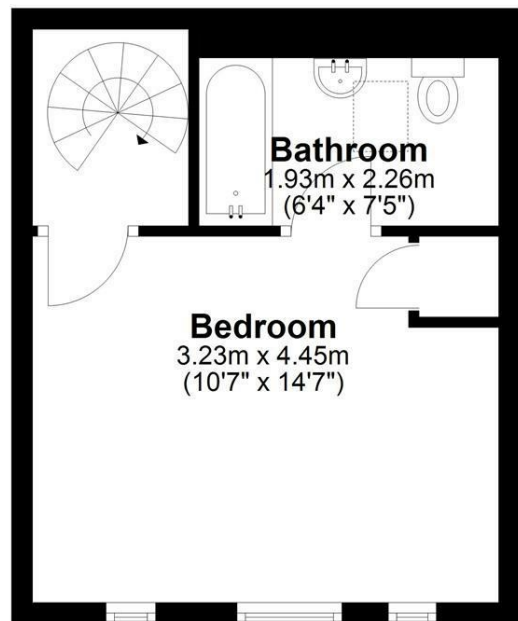




Ground Floor



First Floor

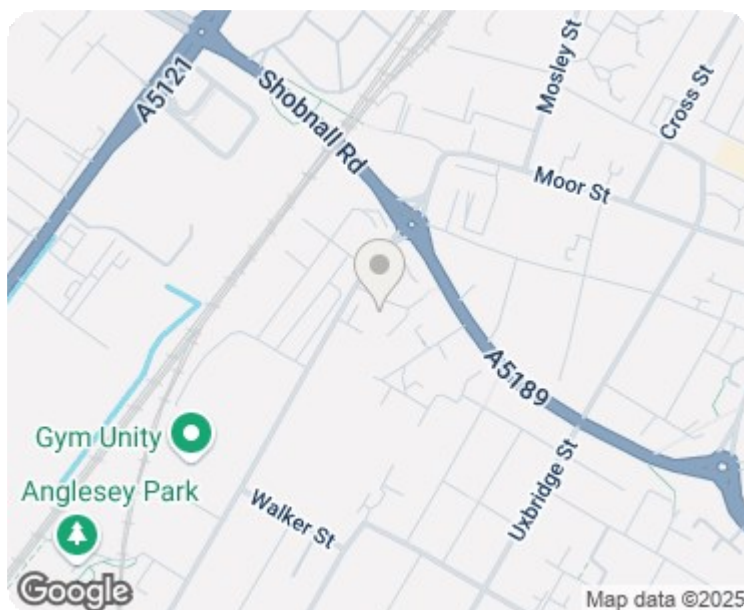


NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	65	
(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

Leasehold

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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