



**** Bay Fronted Mid Terrace Home** Two Reception Rooms ** Garage To Rear ** Two Bedrooms ****

A traditional two-bedroom mid-terrace home on Wyggeston Street, featuring a bay-fronted lounge, open-plan dining room and kitchen, utility area, fitted bathroom, and two generous bedrooms. Outside includes a low-maintenance rear garden, rear access to a small driveway and single garage – all within close reach of Burton town centre and amenities.

The Accommodation

Positioned along the popular Wyggeston Street in Burton-on-Trent, this traditional bay fronted mid-terrace home is approached via a front forecourt garden with a UPVC double glazed entrance door leading into the front-facing lounge. The lounge enjoys a charming walk-in bay window, a feature fireplace housing a living flame effect gas fire, and a meter cupboard, with a glazed internal door opening through to the dining room. The dining room, with its laminate flooring and staircase rising to the first floor, has a UPVC double glazed window and open-plan access to the kitchen.

The kitchen provides a selection of base and wall units with preparation surfaces, a freestanding cooker space with gas point, space for a fridge-freezer, and plumbing for a washing machine. A UPVC double glazed side window and door offer access to the rear garden, while ceramic tiled flooring extends into a useful utility area with further work surface, storage cupboard and additional window.

The first floor offers two well-proportioned bedrooms. The principal bedroom spans the front elevation with wardrobe recesses to either side of the chimney breast and a UPVC double glazed window. The second bedroom overlooks the rear garden and includes a practical over-stairs storage cupboard. Completing the upstairs accommodation is a fitted bathroom with a three-piece white suite comprising a low level WC, hand wash basin, and a corner bath with electric shower over, along with a storage cupboard housing the gas-fired combination boiler and a UPVC double glazed rear window.

Externally, the property benefits from rear vehicular access to a small driveway and a single garage, with a low-maintenance rear garden beyond, laid with block paving, a decked area, garden shed and fenced boundaries. A back door provides convenient access directly back into the kitchen. The home is UPVC double glazed and gas centrally heated via the gas fired combination boiler within the bathroom.

Lounge

12'5 x 11'6

Dining Room

12'5 x 11'8

Kitchen

12'4 x 7'3

Utility Area

7'3 x 5'3

Bedroom

11'4 to wardrobes x 11'6

Bedroom

11'5 x 9'3

Bathroom

11'8 x 7'2

Garage Off Balfour Street

Rear Garden

Property construction: Standard

Parking: Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Local Authority: East Staffordshire Borough Council

Broadband type: Virgin Fibre - 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

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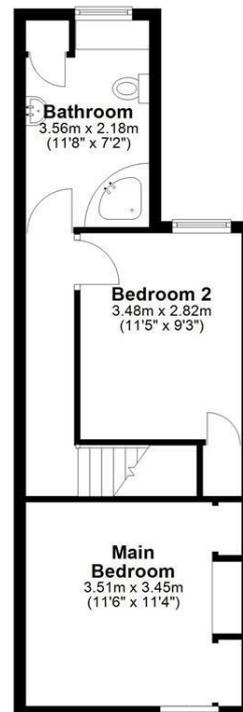




Ground Floor



First Floor

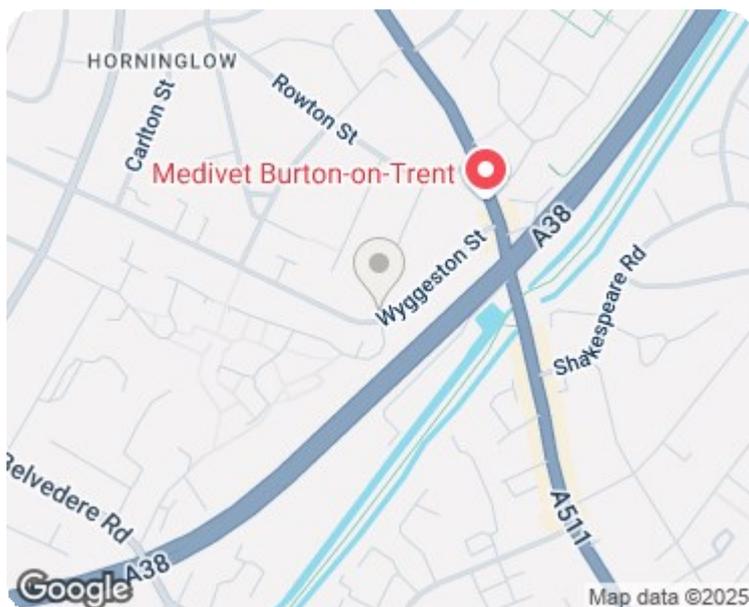


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Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	62	
(55-68) D		
(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.

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, 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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