



Calais Road, Burton-On-Trent, DE13 0UL

£129,950

**** Traditional Terrace ** Landlord Only Sale ** Rented @ £625 PCM ** 3 Double Bedrooms ****

A bay front mid terrace home offered for sale with a tenant in occupation paying £625 PCM.

The internal accommodation has entrance hallway, Lounge on the front aspect with walk-in bay window separate dining room on the rear elevation leading to the kitchen and ground floor bathroom.

The first floor has three generous double bedrooms, with the larger room across the front aspect with two front facing windows. The kitchen has built-in oven and hob, with the ground floor having a three price white bathroom suite and a mixer shower tap above the bath. within the second bedroom is a modern "Worcester" gas fired combi boiler, supplying the hot water and heating system.

Outside the home has an established rear garden, paved patio, lawn and outbuilding for storage.

The Accommodation

Entrance Hallway

Lounge

3.84m x 3.35m (12'7 x 11'0)

Dining Room

4.09m x 3.96m (13'5 x 13'0)

Kitchen

3.76m x 2.82m (12'4 x 9'3)

Ground Floor Bathroom

2.87m x 1.65m (9'5 x 5'5)

First Floor

Bedroom One

5.11m x 3.35m (16'9 x 11'0)

Bedroom Two

3.96m x 3.25m (13'0 x 10'8)

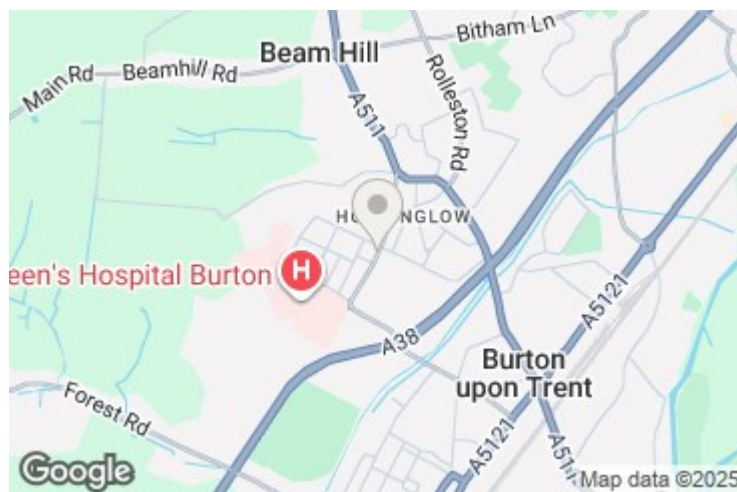
Bedroom Three

3.76m x 2.87m (12'4 x 9'5)

The home is sold with a tenant in occupation paying £625 pcm. Therefore any intending purchaser will need buy to let finance or be a cash buyer.

Council Tax Band: A

Draft details awaiting vendor approval and subject to change. Awaiting Revised EPC Inspection.





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.

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>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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