



A traditional mid-terrace property requiring moderate modernisation and improvement throughout, offered for sale with no upward chain and immediate vacant possession.

The accommodation opens with a UPVC double-glazed front entrance door leading into the lounge, which features a focal fireplace, wood-effect laminate flooring, radiator, and a glazed door through to the separate sitting room. The sitting room includes a useful understairs storage cupboard, a further feature fireplace, continuation of the laminate flooring, UPVC window to the rear aspect, and staircase rising to the first-floor accommodation.

The kitchen is fitted with a selection of base cupboards and drawers, matching wall units, preparation surfaces, stainless steel sink, built-in oven and hob, and space for a freestanding washing machine. A UPVC double-glazed window to the side aspect and doorway leads through to the ground floor shower room, which comprises a low-level WC, wash hand basin, shower area, UPVC double-glazed window, and a cupboard housing the gas-fired combination boiler providing domestic hot water and central heating.

The first floor offers three well-proportioned bedrooms, with the master spanning the width of the front elevation.

Outside, the property benefits from a rear garden, currently requiring cultivation, with a shared right of access leading to the front via a side entry. This property represents an excellent investment opportunity, with all viewings strictly by appointment only.



## The Accommodation

Lounge  
11'5 x 10'3

Sitting Room  
11'11 x 10'3

Kitchen  
13'5 x 6'4

Shower Room  
8'9 x 7'6

First Floor

Bedroom One  
11'6 x 10'3

Bedroom Two  
11'11 x 7'1

Bedroom Three  
13'4 x 6'4

Rear Garden

Awaiting EPC

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](http://www.gov.uk/government/organisations/environment-agency)

Please ensure you have viewed the agent's full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process.

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 and subject to change



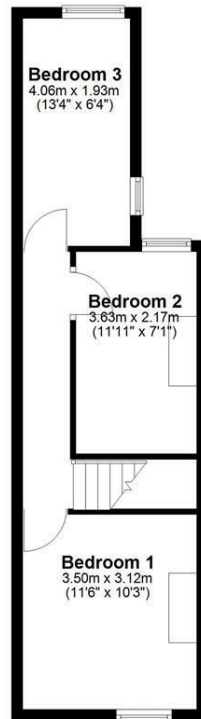




Ground Floor



First Floor

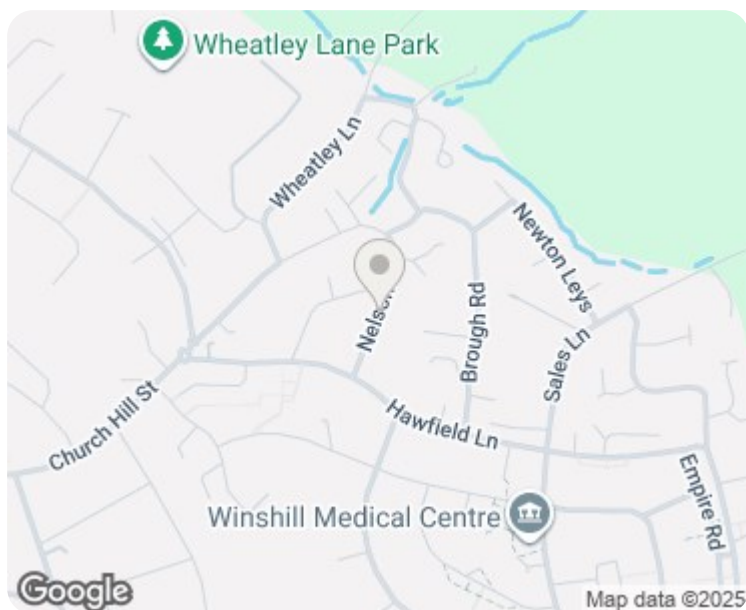






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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