



A modern and well-presented two-bedroom mid-townhouse for the over 55s, enjoying superb views across the River Trent. The property features a welcoming hallway with cloakroom, fitted kitchen with built-in oven and hob, and spacious open-plan lounge diner with patio doors to the communal garden.

To the first floor are two generous bedrooms with fitted wardrobes and a modern refitted shower room. Outside offers a front fore garden, rear communal gardens, and residents' parking. Benefitting from UPVC double glazing, modern electric storage heaters and Fischer electric water heating, this delightful home is ideally placed close to Burton town centre with the reassurance of a warden-controlled system if desired. Viewing strictly by appointment.

The Accommodation

Reception Hallway

A welcoming entrance with useful built-in storage cupboard, modern storage heater and access to:

Guest Cloakroom

Fitted with a low-level WC and wash hand basin.

Kitchen

8'9 x 6'6

Positioned to the front elevation with delightful views of trees and the River Trent. The kitchen offers a range of fitted base and wall units with preparation surfaces, built-in oven with electric hob, and freestanding appliance spaces for fridge freezer and washing machine.

Open Plan Lounge Diner

14'7 x 12'9

A bright and spacious rear-facing reception room with patio door leading onto the rear garden patio and communal areas, staircase rising to the first floor, useful understairs storage cupboard, and feature wall lighting.

First Floor

Bedroom One

12'9 max into recess x 8'9

A well-proportioned double room to the front aspect, with fitted wardrobes, overhead storage cupboards, UPVC double-glazed window with River view and modern electric storage heater.

Bedroom Two

9'3 to built-in cupboards x 7'0

A generous rear-facing bedroom with fitted wardrobes, overhead storage cupboards, built-in storage cupboard, airing cupboard housing the Fischer electric hot water system, and further electric modern storage heater.

Shower Room

6'9 x 6'1

A beautifully presented modern shower room, comprising a large walk-in enclosure with electric shower, low-level WC, hand wash basin with gloss-fronted vanity storage unit, LED illuminated mirror, extractor fan, and complementary tiling to walls.

Outside

The property is set back from the road with a front fore garden and pathway to the entrance door along side an outside locked store with meters within. To the rear are communal garden areas, with an initial paved patio immediately outside the lounge patio doors, together with communal parking facilities.

Agents Note

This property is offered exclusively to residents aged 55 years and over. It will particularly appeal to those seeking an independent home with the benefit of a managed scheme and optional warden-controlled support. The monthly cost for the services and site is £249 per month for 2025 subject to annual review and change. (Anchor Hanover Management)

Property construction: Standard

Parking: Shared Communal Area

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric Storage Heating

Council Tax Band: B

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

An on-site management fee may apply to all modern or new developments.

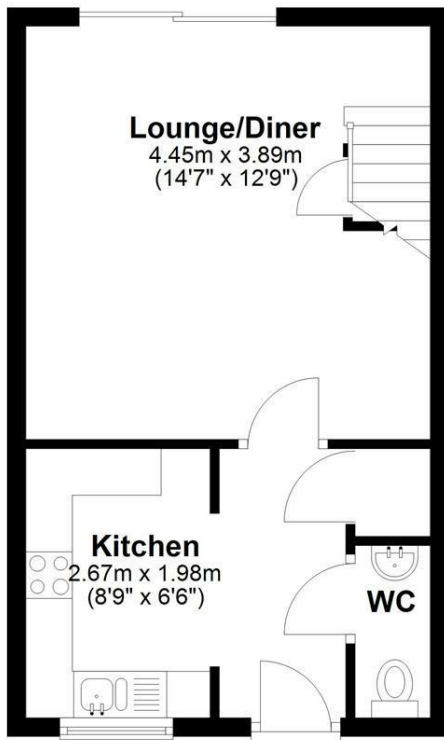
Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. The property information provided 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

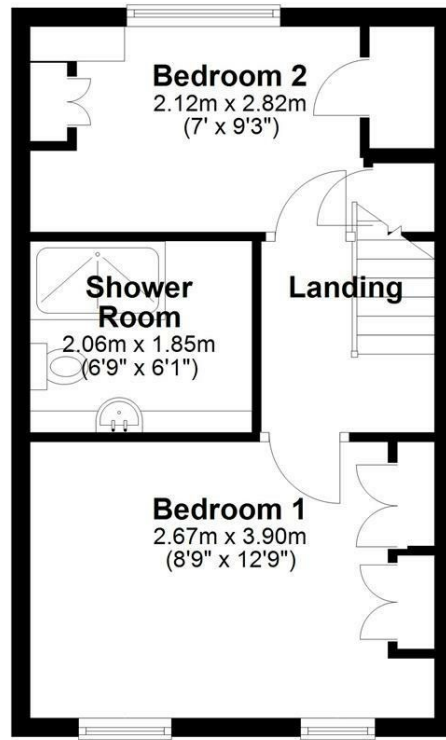




Ground Floor



First Floor

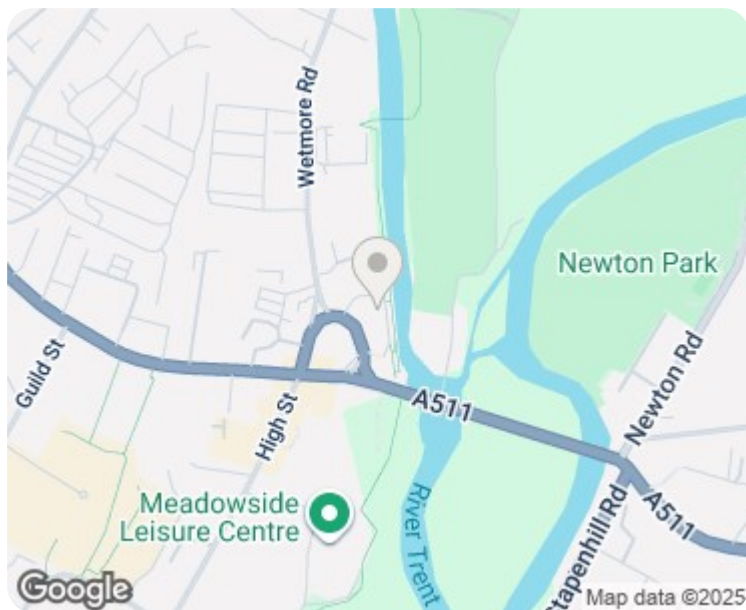


NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. 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		89
(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 B 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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