



A traditional semi-detached home set in the heart of Burton-on-Trent, within walking distance of the town centre and River Trent Washlands. The property features a welcoming hallway, bay-fronted lounge, separate dining room and kitchen with garden access. Upstairs are three well-proportioned bedrooms and a family bathroom.

Outside, there is a large rear garden with patio, lawn, greenhouse and a detached workshop/summer house, offering scope for conversion with potential rear vehicle access (subject to verification). Offered for sale with no upward chain, majority UPVC double glazed and gas centrally heated.

The Accommodation

A traditional semi-detached property, occupying a popular position along Blackpool Street in the heart of Burton-on-Trent. Ideally located for everyday convenience, the home is within easy walking distance of the town centre, a wealth of local amenities, and the picturesque River Trent Washlands.

Set back from the road, the property is approached via a block-paved frontage with a UPVC double-glazed entrance door opening to an enclosed porch. From here, the original inner door leads into a welcoming reception hallway, with radiator, under-stair storage cupboard and laminate flooring which flows through into the front reception rooms.

The lounge is positioned to the front elevation and enjoys a curved bay window which provides plenty of natural light, complemented by a feature fireplace and radiator. To the rear, the separate dining room offers a continuation of the laminate flooring, radiator, and a pleasant outlook across the garden. The kitchen is also set to the rear aspect and is fitted with preparation surfaces, cupboards and drawers, a built-in oven with four-ring gas hob, and space for freestanding appliances. A wood-framed double-glazed window overlooks the garden, with a door giving direct access outside.

The first floor provides a landing with access to the loft, and doors leading to three generously proportioned bedrooms. The family bathroom is fitted with a three-piece white suite comprising WC, hand wash basin, and panel bath with mixer shower tap above. Within the bathroom is an airing cupboard housing the gas-fired combination boiler.

Externally, the property boasts an extensive rear garden, featuring a paved patio, lawn, greenhouse, and a detached purpose-built workshop/summer house. This versatile outbuilding offers scope for conversion into a garage, as there is believed to be potential rear vehicular access to a driveway—subject to verification by the legal conveyancer.

The property is majority UPVC double glazed, gas centrally heated, and is offered for sale with no upward chain. Internal viewing is strictly by prior appointment only.

Porch & Hallway

Lounge

12'0 x 11'4

Dining Room

13'5 x 10'3

Kitchen

8'10 x 7'0

First Floor

Bedroom Front

12'0 x 11'5

Bedroom Rear

13'5 x 10'5

Bedroom

7'10 x 5'11

Bathroom

6'11 x 6'4

Awaiting EPC Inspection

Property construction: Standard

Parking: Drive Located to rear, access to be verified by your legal conveyancer.

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

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

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

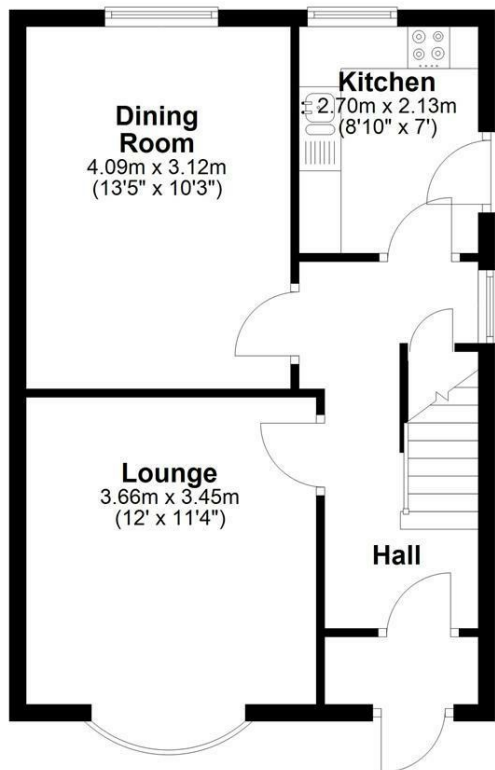
Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. The property information provided 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. The home is within the towns selective license area for the purpose of rental, and the landlord will require a licence at their expense, following an inspection.

Draft details awaiting vendor approval and subject to change

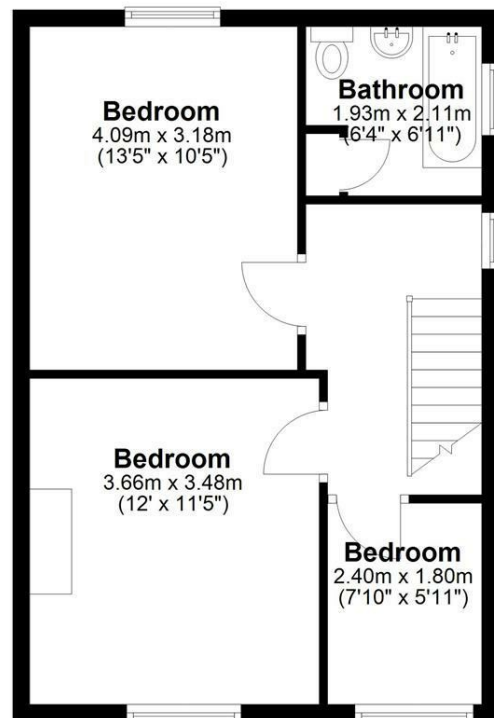




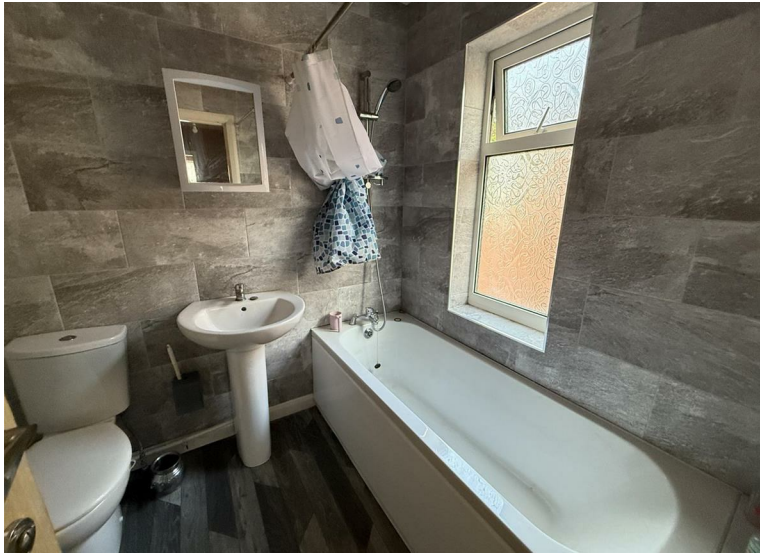
**Ground Floor**



**First Floor**

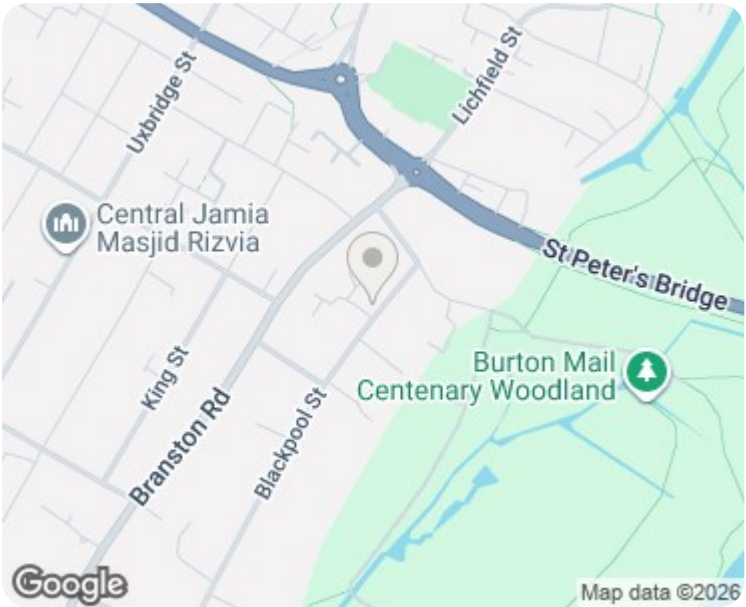


NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	65	
(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 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, 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>