



A traditional mid-terrace property set back from the road, with a front forecourt garden, benefitting from gas central heating throughout, requiring a degree of refurbishment and improvement.

The accommodation opens with a side entrance door into the reception hallway, internal doors through to the lounge, dining room leading to the kitchen with utility area.

To the first floor, the landing provides access to the loft space via a fitted drop-down loft ladder, two generous double bedrooms and fitted bathroom.

Outside, the rear garden is enclosed by fenced boundaries and includes a garden shed, with shared side gated entry leading back to the front of the property.

The home occupies a convenient location close to Burton Town Centre, offering a wealth of local amenities, No Upward Chain & Ready to View.

The Accommodation

A traditional mid-terrace property set back from the road, with a front forecourt garden and shared side gated entry leading to the rear. The property is offered for sale with no upward chain and immediate vacant possession, benefitting from gas central heating throughout but requiring a degree of refurbishment and improvement.

The accommodation opens with a side entrance door into the reception hallway, with staircase rising to the first floor and internal doors through to the ground floor rooms. The lounge is positioned on the front elevation, enjoying a walk-in bay with single-glazed bay window, radiator, and wall light points. To the rear aspect lies the dining room, with radiator, useful walk-in under-stairs storage cupboard, and UPVC window overlooking the garden, together with a door leading through to the fitted kitchen.

The kitchen provides a selection of base cupboards and drawers with preparation work surfaces above, a stainless-steel double sink unit with mixer tap, freestanding gas cooker space, and wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system. A UPVC double-glazed window overlooks the side elevation, and a door gives access to the rear garden. Open access continues into a utility area with plumbing and appliance space for a washing machine, and a single-glazed window to the rear aspect.

To the first floor, the landing provides access to the loft space via a fitted drop-down loft ladder. The larger double bedroom is positioned across the front elevation with UPVC double-glazed window, radiator, and built-in wardrobe. The second bedroom lies on the rear aspect with single-glazed window and radiator. The fitted bathroom completes the accommodation, comprising low-level WC, hand wash basin, bath with electric shower over, radiator, and single-glazed window to the rear.

Outside, the rear garden is enclosed by fenced boundaries and includes a garden shed, with shared side gated entry leading back to the front of the property.

The home occupies a convenient location close to Burton Town Centre, offering a wealth of local amenities and facilities, whilst also being within easy reach of the A38 commuter route.

Lounge

11'6 x 11'3

Dining Room

12'4 x 11'3

Kitchen

9'11 x 6'7

Bedroom Front

13'1 x 11'3

Bedroom Rear

12'3 x 10'2

Bathroom

9'10 x 6'6

Shared Entry & Garden

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

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.

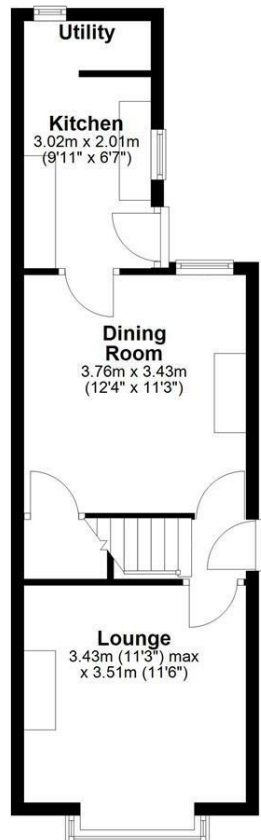
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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. Awaiting EPC inspection

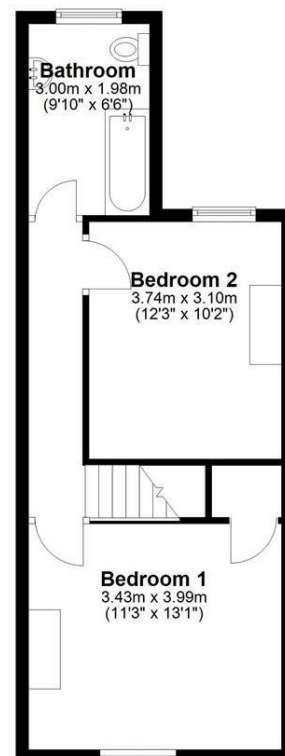




Ground Floor




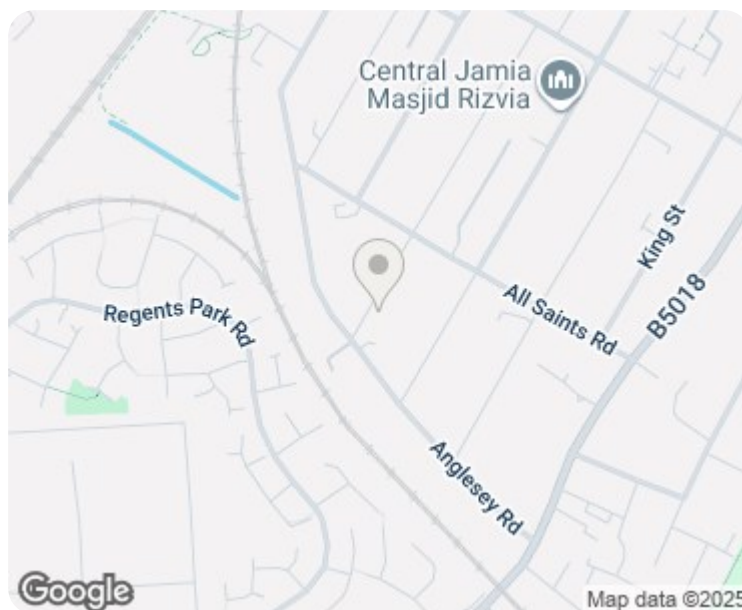
First Floor



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		
(81-91) B		
(69-80) C		
(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, 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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