



**** An Ideal Landlord Investment Purchase ** Rented @ £775 PCM ** View By Appointment ****

A Modern End Townhouse residence, occupying a cul-de-sac position in this popular location. The home is set back from the road with ample off-road parking for several vehicles, and a front entrance door leads into a welcoming reception hallway. The lounge, positioned to the rear aspect, features an attractive Adam-style fireplace and sliding double-glazed patio doors opening directly onto the rear garden.

The dining room sits to the rear of the home with UPVC double-glazed opening to the fitted kitchen on the front aspect.

The first floor offers the master double bedroom at the rear of the home with views over the extensive rear garden and built-in double wardrobe and a good sized second bedroom alongside the fitted bathroom. Externally, the property benefits from an extensive rear garden offering a pleasant outdoor space.

The home is being offered for sale as an ongoing investment opportunity, with a tenant currently in occupation paying £775 PCM.

The Accommodation

A modern town house residence, occupying a cul-de-sac position within this popular location. The home is set back from the road with ample off-road parking for several vehicles, and a front entrance door leads into a welcoming reception hallway with UPVC double-glazed window and staircase rising to the first floor accommodation.

The lounge, positioned to the rear aspect, features an attractive Adam-style fireplace and sliding double-glazed patio doors opening directly onto the rear garden. A useful under-stairs storage cupboard and double radiator complete the room.

The dining room sits to the rear of the home with UPVC double-glazed window and radiator, and opens through to the fitted kitchen. The kitchen offers a selection of matching base cupboards and drawers, eye-level wall units, and preparation work surfaces above. There is space for a freestanding cooker with electric point and extractor hood, plumbing and appliance space for a washing machine, upright larder unit, and fridge/freezer space, with a UPVC double-glazed window overlooking the front aspect.

To the first floor, the landing has a double-glazed window to the front elevation, with internal doors leading to the bedrooms and bathroom. The master double bedroom is positioned at the rear of the home with views over the extensive rear garden, built-in double wardrobe, storage cupboard, and airing cupboard housing the gas-fired combination boiler, which supplies the domestic hot water and central heating system. There is also a further single bedroom overlooking the rear garden.

The family bathroom is fitted with a three-piece white suite comprising low-level WC, pedestal hand wash basin, and panelled bath, with complementary tiling, UPVC double-glazed window to the front, and radiator.

Externally, the property benefits from an extensive rear garden offering a pleasant outdoor space.

The home is being offered for sale as an ongoing investment opportunity, with a tenant currently in occupation paying £775 per calendar month.

All internal viewings are strictly by appointment only.

Hallway

Lounge
12'6 x 11'4

Dining Room
7'11 x 7'11

Kitchen
7'11 x 7'9

Bedroom One
12'9 max x 10'0 max

Bedroom Two
9'4 x 7'10

Bathroom
7'10 x 6'1

Driveway & Garden

Landlord purchases will require suitable buy to let mortgage applications or be a cash purchase.

Property construction: Standard

Parking: Drive

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

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.

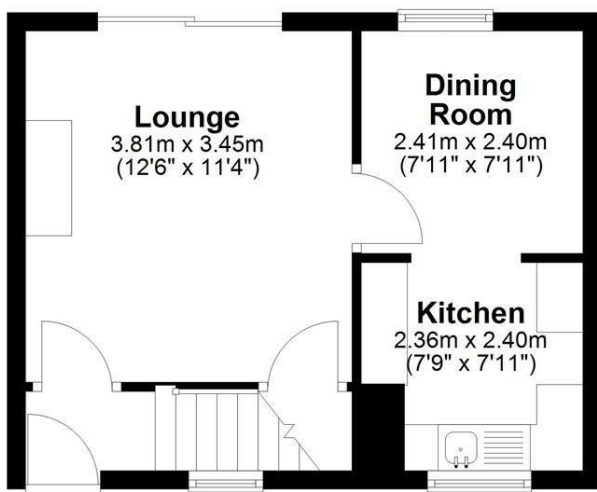
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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. Option to purchase with tenant in occupation however should you look to live within the home then notice will be given and this can cause delay to the purchase process.

Draft details awaiting vendor approval and subject to change

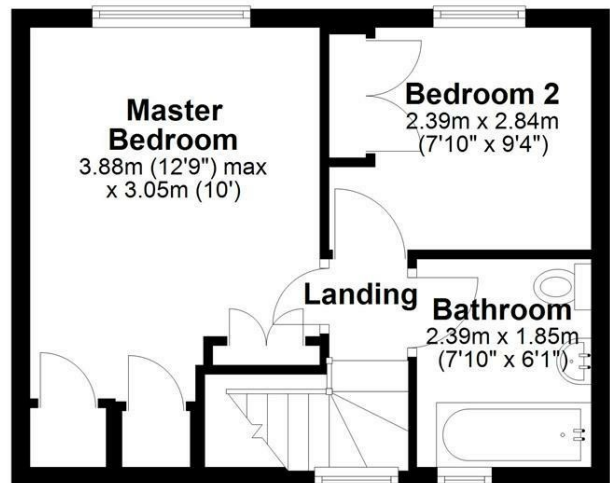




Ground Floor




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		
(81-91) B		88
(69-80) C	72	
(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 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>

01283 528020
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN