



A traditional mid-terrace property in the heart of Burton-on-Trent, ideally positioned for local amenities. The home offers an open-plan dining and sitting room, fitted kitchen with built-in fridge-freezer and freestanding cooker space, and a ground-floor shower room.

The first floor provides a front double bedroom with built-in wardrobes, second rear bedroom with storage and gas-fired combination boiler, and a third bedroom overlooking the garden. Outside is a paved rear garden with two sheds and shared rear access. Ideal first-time buy or buy-to-let investment. Viewings strictly by

The Accommodation

A traditional mid-terrace property located in the heart of Burton-on-Trent, positioned within a popular and convenient residential setting close to a wide range of local amenities.

Ideally suited to the first-time buyer or buy-to-let investor.

The accommodation opens with a UPVC front entrance door leading into the open-plan living space. You are first welcomed into the dining area, featuring a UPVC double-glazed window to the front elevation, meter cupboard and radiator, with open access through to the sitting room.

The sitting room offers a useful below-stairs storage cupboard, double radiator, UPVC double-glazed window to the rear aspect and staircase rising to the first floor. A glazed internal door leads through to the fitted kitchen.

The kitchen provides a selection of base cupboards and drawers with matching eye-level wall units, built-in fridge-freezer, freestanding cooker space with gas point, single drainer sink unit and plumbing and appliance space for washing machine. Finished with ceramic tile flooring, UPVC double-glazed window and rear entrance door giving access to the garden. A further internal door leads to the ground-floor shower room.

The shower room provides a WC, pedestal hand-wash basin and shower enclosure, with ceramic tiled flooring, radiator and UPVC double-glazed window to the rear elevation.

The first-floor accommodation offers a master double bedroom across the front aspect with built-in double wardrobes and UPVC double-glazed window. A second bedroom is set to the rear elevation, providing a built-in storage cupboard housing the gas-fired combination boiler supplying the domestic hot water and central heating system, additional storage cupboard, window to the rear and internal door through to the third bedroom. The third bedroom enjoys a UPVC double-glazed window overlooking the rear garden.

Outside, the property benefits from a shared right of entry leading to the rear garden, which is mainly laid to paved patio with fenced boundaries and two useful garden sheds.

The property presents an ideal opportunity for a first-time buyer or an investor seeking a strong buy-to-let option.

All internal viewings strictly by appointment only.

Dining Area

11'10 x 9'10

Lounge

11'4 x 9'4

Kitchen

9'11 x 6'4

Shower Room

First Floor

Bedroom One

11'10 into wardrobes x 9'10

Bedroom Two

10'11 x 9'0

Bedroom Three

9'7 x 6'4

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.

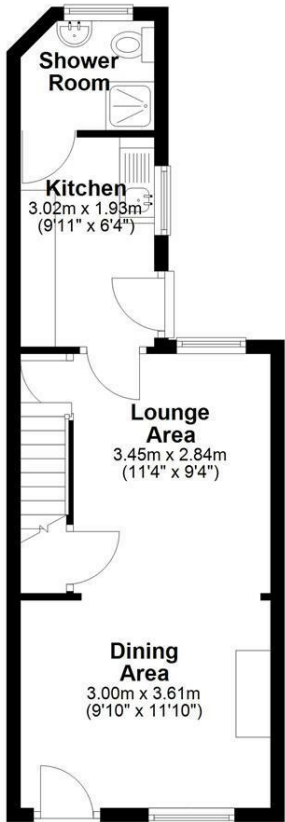
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Draft details awaiting vendor approval and subject to change





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		
(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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