



A traditional mid-terrace property which has been fully modernised and refurbished by the current owner to a high standard, making it an ideal purchase for the first-time buyer or investor alike.

The internal accommodation opens via a UPVC double-glazed front entrance door into the front lounge, a separate dining room alongside the modern refitted kitchen with an integrated New oven with four-ring electric hob, New washing machine included, and space for an upright fridge freezer. Finished with complementary wall tiling and a UPVC double-glazed window, with an internal door leading through to the ground floor refitted bathroom.

To the first floor, the property offers a spacious master double bedroom on the front elevation, finished with newly fitted light grey carpets and two further bedrooms to the rear aspect.

Externally, a shared access pathway leads to the established rear garden, offering a combination of block paved patio, paved seating area.

The Accommodation

A traditional mid-terrace property which has been fully modernised and refurbished by the current owner to a high standard, making it an ideal purchase for the first-time buyer or investor alike.

The internal accommodation opens via a UPVC double-glazed front entrance door into the front lounge, positioned on the front elevation and featuring a UPVC double-glazed window, double radiator, laminate flooring, and a feature fireplace creating a focal point within the room.

To the rear aspect of the property is a separate dining room, offering continued laminate flooring, a double radiator, and a useful walk-in understairs storage cupboard. From the dining room, a staircase rises to the first floor accommodation, and a UPVC double-glazed rear door provides access out to the garden.

The modern refitted kitchen has been finished with a range of deep blue base cupboards and matching eye-level wall units, incorporating an integrated oven with four-ring electric hob, space and plumbing for a washing machine. With New washing machine included, and space for an upright fridge freezer. Finished with complementary wall tiling and a UPVC double-glazed window, with an internal door leading through to the ground floor bathroom.

The ground floor bathroom has been fully refurbished and fitted with a three-piece white suite comprising WC, hand wash basin with mixer tap and storage cupboard below, and a panel bath with electric shower over and glass shower screen. Finished with light grey complementary wall tiling and a chrome heated towel rail.

To the first floor, the property offers a spacious master double bedroom on the front elevation, finished with newly fitted light grey carpets and radiator. The second double bedroom is positioned to the rear aspect, also newly carpeted, alongside a further third generous single bedroom, making this a flexible home for a range of buyers.

Externally, a shared access pathway leads to the established rear garden, offering a combination of block paved patio, paved seating area, decking and lawn, all enclosed with fenced boundaries.

The property is offered for sale with no upward chain and vacant possession, and is conveniently located close to the heart of Burton-on-Trent, within easy reach of local amenities, shops and transport links, along with excellent commuter access to the A38.

Lounge
12'1 x 11'1

Dining Room
12'1 x 11'1

Kitchen
9'0 x 5'9

Ground Floor Bathroom
7'10 x 5'3

First Floor

Bedroom One
12'1 x 11'1

Bedroom Two
12'0 x 8'1

Bedroom Three
12'8 x 5'9

Rear Garden
Draft details awaiting vendor approval subject to change.

Property construction: Standard

Parking: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

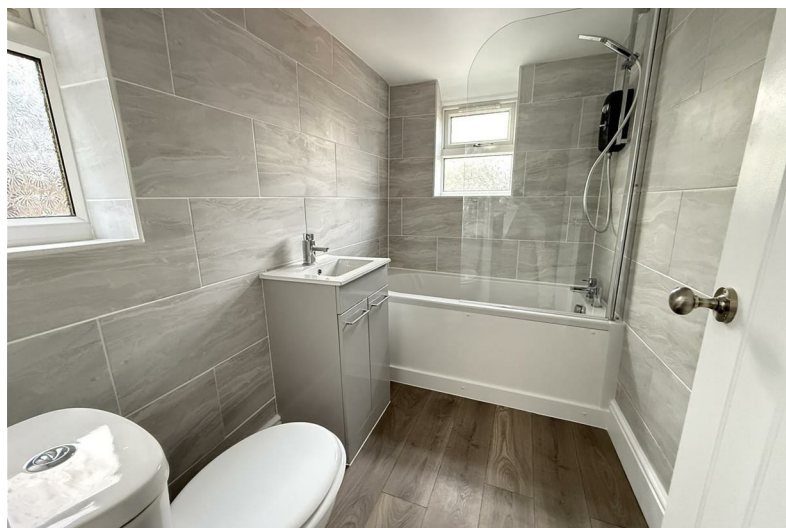
Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

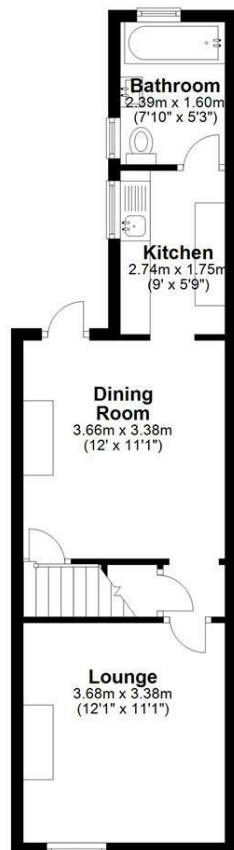
Useful Websites: www.gov.uk/government/organisations/environment-agency
Please ensure you have viewed the agent's full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process.

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.





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		79
(55-68) D	67	
(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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