



**\*\* Ongoing Investment Opportunity \*\* Landlords Only \*\***

A traditional mid terrace home currently tenanted as a 4 bedroom Let Home. Being sold as an ongoing investment with tenants in occupation, this property offers an attractive rental yield in the heart of Burton on Trent close to Burton Hospital.

The home opens with a side entrance hallway, with a communal sitting room on the rear elevation leading to the modern fitted kitchen. The kitchen has built-in oven and hob, with further freestanding appliance spaces, wall mounted gas fired combination boiler and back door the the garden. The ground floor bathroom leads off from the kitchen and provides a WC, basin & bath with an electric shower above.

The front sitting room is currently used as a bedroom let @ £85 per week. The first floor has three further bedrooms, the two larger rooms occupied at £85 per week and the small bedroom, currently vacant, historically let at £75 per week. Total gross income potentially £18,000. The landlord is responsible for bills on the current agreements. With gas central heating and UPVC double glazing this home is an ideal investment.

The home has a good size rear garden with gated access to the front of the home. All viewings by appointment only.

**01283 528020**  
NICHOLASHUMPHREYS.COM

## The Accommodation

### Hallway

Sitting Room  
12'6 x 12'0

Kitchen  
10'9 x 8'0

Ground Floor Bathroom  
7'10 x 6'3

Front Room  
12'6 x 11'8

### First Floor

Bedroom Front  
12'1 x 11'11

Double Bedroom Rear  
12'11 x 11'9

Single Bedroom Rear  
10'5 x 8'0

### Rear Garden

Property construction: Standard

Parking: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Awaiting EPC Inspection

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/>

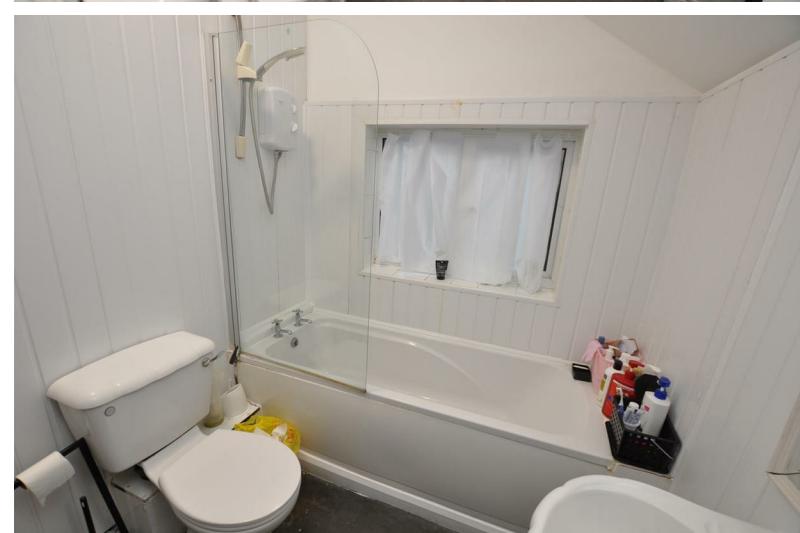
Useful Websites:

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

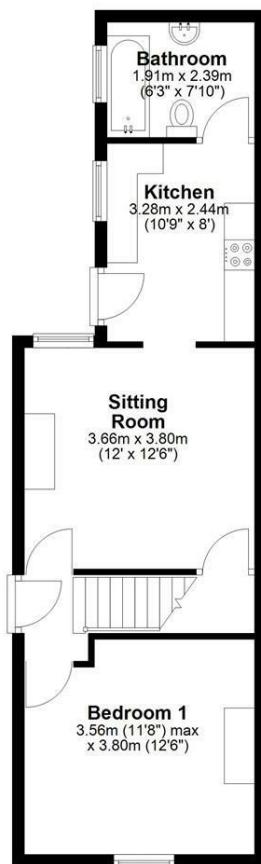
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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. The home is a multi room let with 4 rooms, not a HMO, and no licence has been obtained for the purpose of the home being used as a HMO.

Draft details awaiting vendor approval and subject to change





### Ground Floor



### First Floor

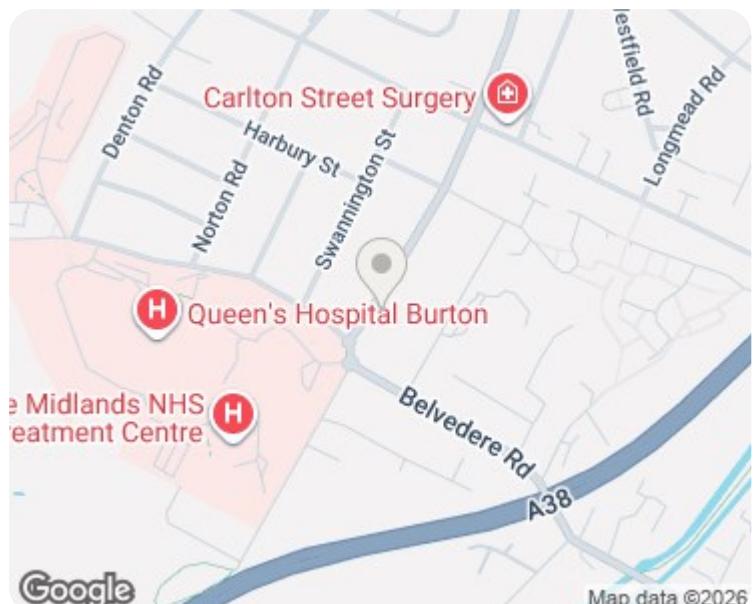


NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.  
Plan produced using PlantUp.



## 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		
<b>England &amp; Wales</b>	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, 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>

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