



Rosliston Road, Stapenhill, Burton On Trent, DE15 9RG

Asking Price £105,000

A Traditional Mid Terrace Home offering two bedroom accommodation in the popular location of Stapenhill, being close to the local shops, schools and amenities, the property briefly consists of lounge, dining room, kitchen, bathroom, two bedrooms, double glazing, gas central heating and garden to rear. All viewings by appointment only. There is currently a tenant in occupation paying £495pcm.

LOUNGE

3.66m x 3.23m (12'0" x 10'7")



Enter the property via a UPVC double glazed door to side elevation and a uPVC double glazed bay window to front, feature fireplace with inset electric fire, coving, laminate floor and radiator.

DINING ROOM

3.66m x 3.30m (12'0" x 10'10")



Having a uPVC double glazed window to rear elevation, stairs to the first floor, under stair storage, laminate floor and radiator.

KITCHEN

2.64m x 2.31m (8'8" x 7'7")



Having a uPVC door to side elevation and a uPVC double glazed window to rear elevation. Having a range of matching wall and base units with roll edge work tops, stainless steel sink and drainer, electric hob and oven, stainless steel cooker hood, plumbing for washing machine, space for microwave, fridge freezer, tiled floor and radiator.

LANDING

Having doors off to the bedrooms and bathroom.

BEDROOM ONE

3.66m x 3.28m (12'0" x 10'9")



Having a uPVC double glazed window to front elevation, built in cupboard and radiator .

BEDROOM TWO

3.30m x 2.67m (10'10" x 8'9")

Having a uPVC double glazed window to rear elevation and radiator.

BATHROOM

2.64m x 2.36m (8'8" x 7'9")



Having a uPVC double glazed window to rear elevation, bath with shower over, low level WC, wash hand basin and extractor fan.

OUTSIDE

To the rear there is a patio area then there is a garden area set away from the property behind other gardens which is mainly laid to lawn.

Tenant In Occupation

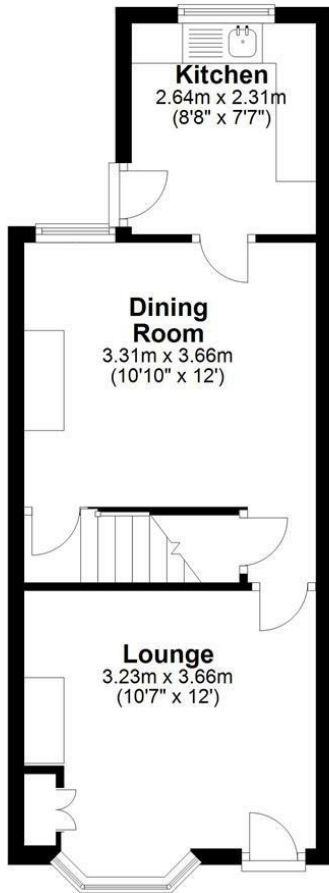


The home is sold with a tenant in occupation currently paying 495 pcm.

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.

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.

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.

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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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