



**\*\* Buy To Let Investment \*\* Landlords Only \*\* Tenant in Occupation \*\***

A good size traditional mid terrace home offered as a landlord investment buy only, with a tenant in occupation paying £730 PCM, a superb investment. The tastefully presented property benefits uPVC double glazing and gas central heating serviced via the gas fired combination boiler.

The accommodation opens with a entrance hallway with stairs rising to the first floor accommodation, lounge on the front aspect leading to the kitchen diner on the rear elevation with a selection of fitted units and built-in oven and gas hob, with further freestanding appliance spaces window and door to the rear garden and an internal door to the bathroom.

The ground floor bathroom offers a three piece white bathroom suite. The first floor has three double bedrooms of a generous size with the larger master across the front aspect having its own en-suite shower room with WC.

The garden is accessed via a shared gated entry with established garden and outbuilding. All viewings by appointment only



## The Accommodation

### Hallway

### Lounge

15'2 x 14'11

### Kitchen Diner

14'3 x 11'11

### Ground Floor Bathroom

### First Floor

### Bedroom One

15'5 max x 11'10

### En-suite Shower room

### Bedroom Two

15'1 x 9'4

### Bedroom Three

11'11 x 9'4

### Shared Entry

### Rear Garden & Outbuilding

### Private Road

The home is positioned on a private road and will be subject to an annual fee management fee. This has yet to be setup and organised during the purchase and sale process. It is estimated the fee will be in the region of £200 per year, as a guide, however the arrangements for this are still under consultation and could change either way. Therefore any intending purchaser will be required to verify the terms of the on site fee with their legal representative.

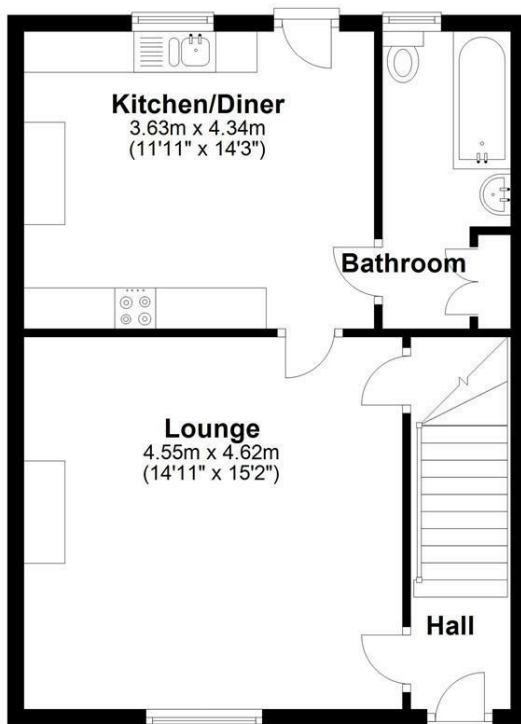
### Tenancy

The property is sold with a tenant in occupation paying £730 pcm, therefore any intending purchaser will be required to obtain buy to let finance or cash purchase. Last rental increase carried out Feb 2025. Draft details awaiting vendor approval.

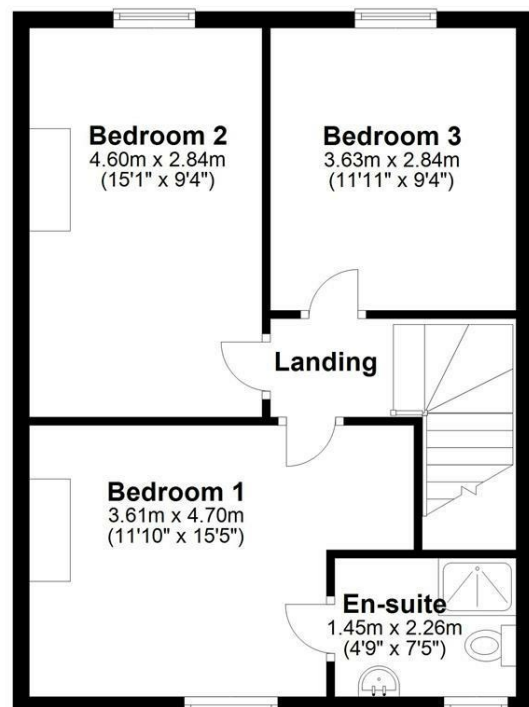




**Ground Floor**

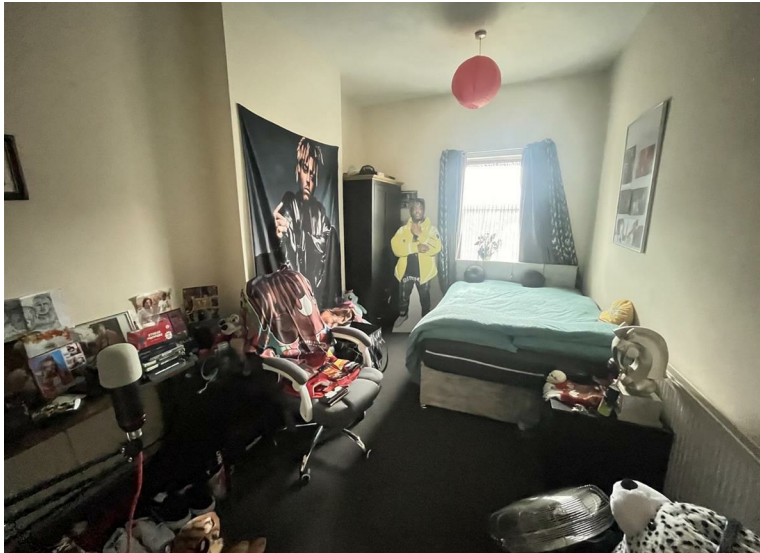


**First Floor**



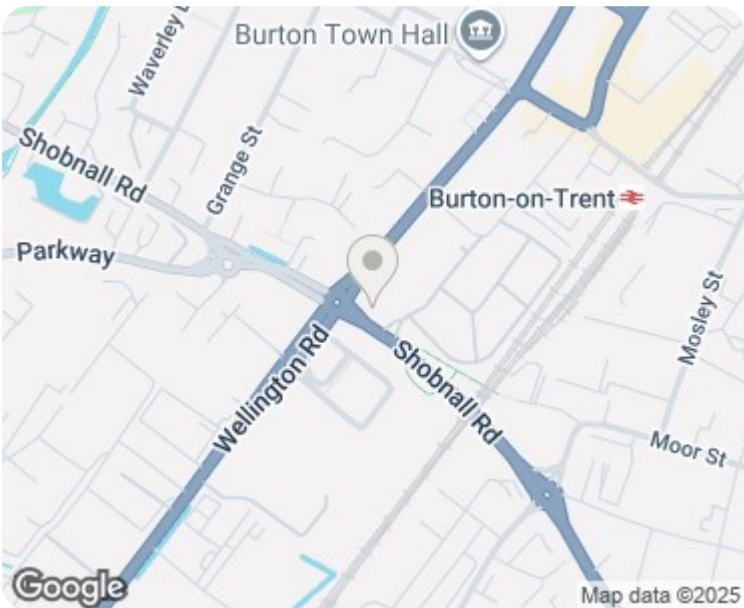
NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. 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                                 |                            | 84                                                                                  |
| (81-91) B                                   |                            |                                                                                     |
| (69-80) C                                   |                            |                                                                                     |
| (55-68) D                                   | 57                         |                                                                                     |
| (39-54) E                                   |                            |                                                                                     |
| (21-38) F                                   |                            |                                                                                     |
| (1-20) G                                    |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| England & Wales                             | EU Directive<br>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>

**01283 528020**  
NICHOLASHUMPHREYS.COM

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