Anglesey Road, Burton-On-Trent, DE14 3NS

Nicholas Humphreys

Asking Price £125,000

A traditional three-bedroom mid-terrace home requiring modernisation and refurbishment throughout, offering an excellent investment or renovation opportunity.

The property features two reception rooms, a generous kitchen ground floor WC, first-floor, three bedrooms & bathroom.

Outside is shared side access to rear gate leading to own extensive rear garden, and is offered for sale with no upward chain and immediate vacant possession. Conveniently located close to Burton town centre, local amenities and transport links. Internal viewing is strictly by appointment only.

The Accommodation
A traditional three-bedroom mid-terrace property requiring modernisation and refurbishment throughout, offering an excellent opportunity for investors or buyers looking to create a home to their own specification. Offered for sale with no upward chain and immediate vacant possession, the property provides generous accommodation and a sizeable rear garden.

The accommodation begins with a uPVC double-glazed front entrance door opening into the entrance hallway, with a glazed internal door leading through to the front reception room. Positioned to the front elevation, the lounge features a uPVC double-glazed window, fitted shelving and a wall-mounted gas fire, with a further glazed door opening into the separate dining room.

The dining room enjoys a rear-facing uPVC double-glazed window, a wall-mounted gas fire, and a useful understairs storage cupboard, with the staircase rising to the first-floor accommodation. A glazed door leads through to the kitchen.

The kitchen is generously proportioned and offers excellent potential for refurbishment. Currently fitted with a stainless steel single-drainer sink unit, base cupboards and drawers, freestanding gas cooker space with gas point, additional appliance space, and a uPVC double-glazed window to the side elevation. A door leads through to the rear lobby, which provides a uPVC double-glazed rear window, access to a separate guest WC, and a timber door opening onto the rear garden.

To the first floor, the spacious principal bedroom spans the front of the property, benefiting from the traditional over-passage design to create generous proportions. The room includes fitted wardrobes, a uPVC double-glazed window to the front elevation and a wall-mounted gas heater. The second bedroom overlooks the rear garden and includes a uPVC double-glazed window together with a built-in cupboard housing the hot water immersion heater. The third bedroom, also positioned to the rear, enjoys views over the garden and benefits from a uPVC double-glazed window and wall-mounted gas heater.

Completing the first floor is the family bathroom, fitted with a three-piece suite comprising a low-level WC, hand wash basin and panelled bath, together with a uPVC double-glazed window.
The property would now benefit from a comprehensive programme of modernisation, redecoration and upgrading, presenting an ideal opportunity to add value.
Outside, a shared pedestrian access with the neighbouring property leads to the enclosed rear garden, which features a paved patio seating area, an extensive lawn with fenced boundaries, and a purpose-built garden shed.

Hallway

Lounge
4.47m max x 3.84m max (14'8 max x 12'7 max)

Dining Room
3.84m max x 3.68m (12'7 max x 12'1)

Kitchen
3.76m x 2.24m (12'4 x 7'4)

Lobby & WC

Bedroom One
4.90m max into wardrobes x 3.38m (16'1 max into wardrobes x 11'1)

Bedroom Two
3.66m x 2.84m (12'0 x 9'4)

Bedroom Three
2.44m x 2.24m (8'0 x 7'4)

Bathroom

Awaiting EPC inspection.

Property construction: Standard
Parking: None
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas Heaters
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
An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of 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. Draft details awaiting vendor approval and subject to change

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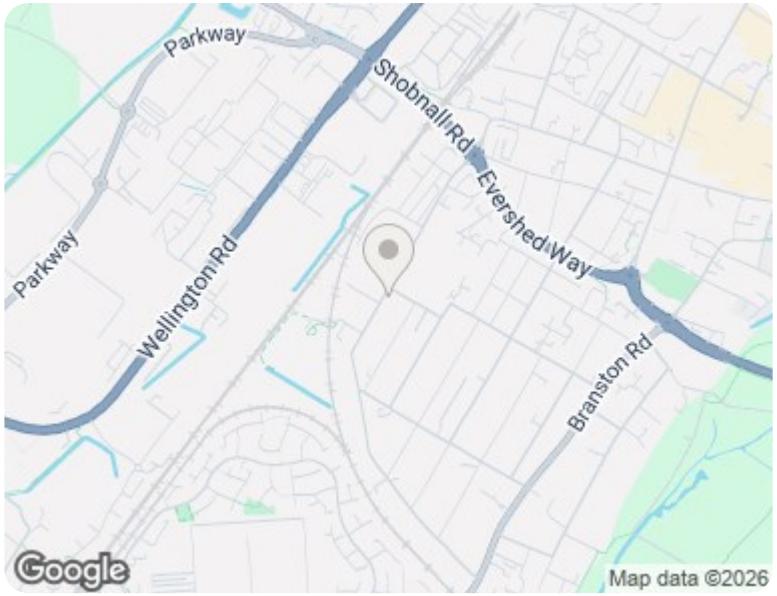
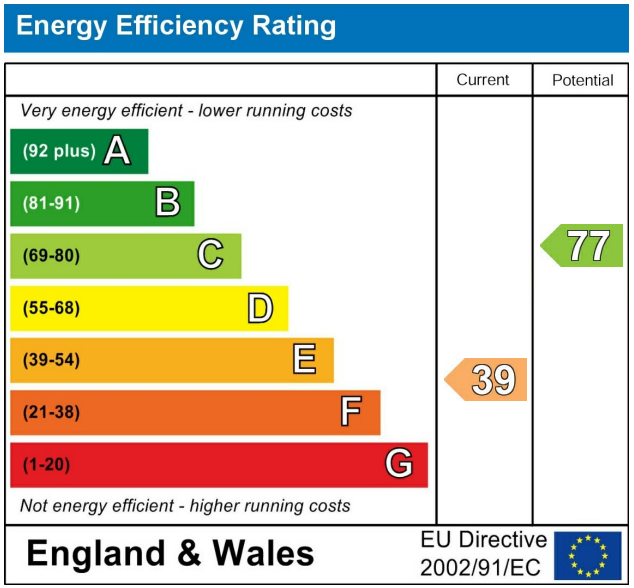
NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout.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





This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

01283 528020
NICHOLASHUMPHREYS.COM

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

Important Notes, Charges & Selective Licence Areas

Council Tax Band A **Freehold**

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

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.

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 Licence 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. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston 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