

Hevea Road, Burton-On-Trent, DE13 0SH

Nicholas Humphreys

Asking Price £245,000

Nicholas Humphreys are delighted to bring this stunning three-bedroom detached family home to the sales market. Situated in a popular location and maintained inside and out to an exceptional standard.

The property offers a spacious lounge, a separate dining room with patio doors onto the rear garden, and a breakfast kitchen/diner. Upstairs are three bedrooms, a recently refitted en-suite and a family bathroom. Front and rear gardens, off-road parking and a single garage complete the home.





HALLWAY
A double-glazed front door and window, stairs to the first floor, Karndean flooring and a central heating radiator.

GUEST CLOAKROOM W/C
Fitted with a WC and wash hand basin, with tiled splash backs, Karndean flooring, a central heating radiator and a double-glazed front window.

LOUNGE
12'6 +bay x 10'0
A spacious room with a double-glazed front window, central heating radiator and Karndean flooring. An opening leads through to the dining room.

DINING ROOM
10'0 x 9'2
A generous space with Karndean flooring, a central heating radiator and patio doors opening onto the rear garden.

BREAKFAST KITCHEN - DINER
16'0 max x 9'1
Fitted with a range of modern wall and base units with work surfaces over, a stainless steel one-and-a-half bowl sink and drainer, gas hob, electric oven and cooker hood. There is freestanding appliance spaces for washing machine. dishwasher, and fridge (negotiable within the sale), with Karndean flooring, a central heating radiator and a double-glazed side door.

LANDING
Loft access point, smoke alarm and access to all other rooms.

MASTER BEDROOM EN-SUITE
10'3 x 10'2
A double-glazed front window, central heating radiator and fitted wardrobes, doorway giving access the the en-suite.

BEDROOM TWO
10'2 max x 8'5 max
A double-glazed rear window and central heating radiator.

BEDROOM THREE
9'2 x 7'0
A double-glazed rear window and central heating radiator.

FAMILY BATHROOM
9'4 x 5'11
Fitted with a bath, wash hand basin and WC, with part-tiled walls, a radiator and Karndean flooring.

OUTSIDE
To the front, a tarmac driveway provides off-road parking and leads to the single garage. The enclosed rear garden features a lawn, a patio area and borders planted with mature flowers and shrubs.

Awaiting EPC inspection
Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: D
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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Ninja
Hotpoint














HOUSEMAID
FREIDA McFADDEN

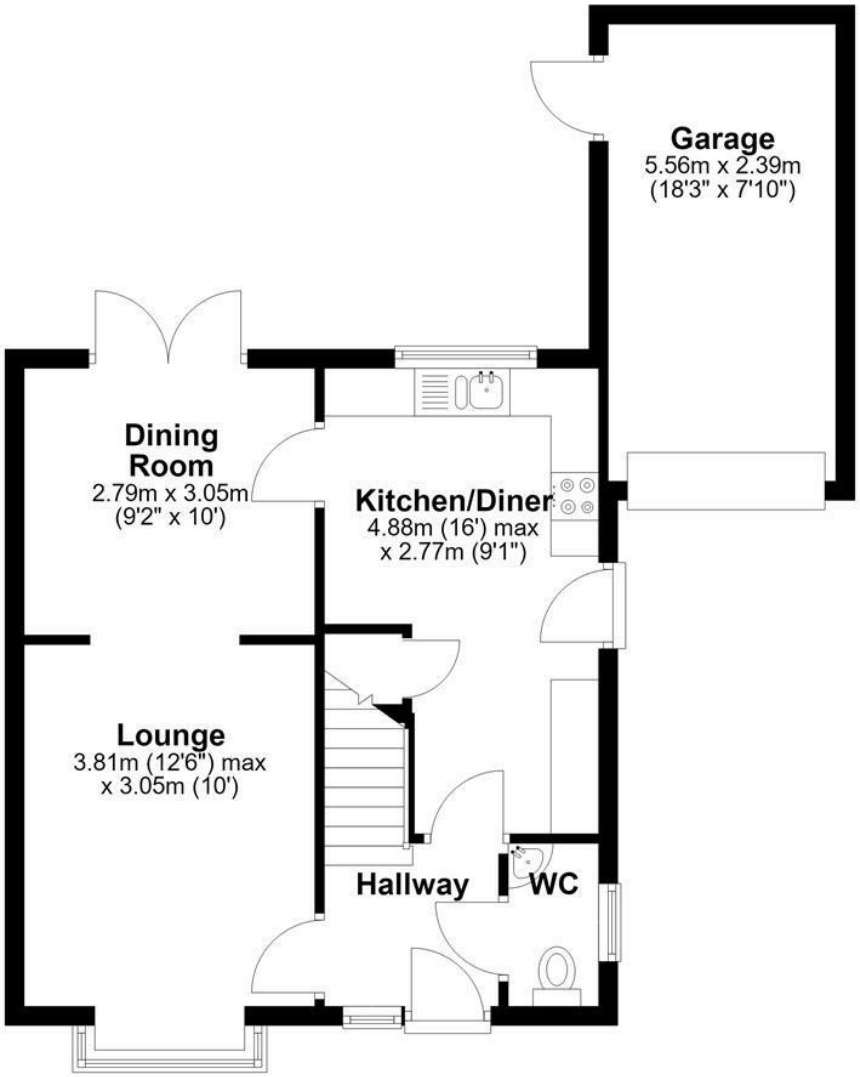




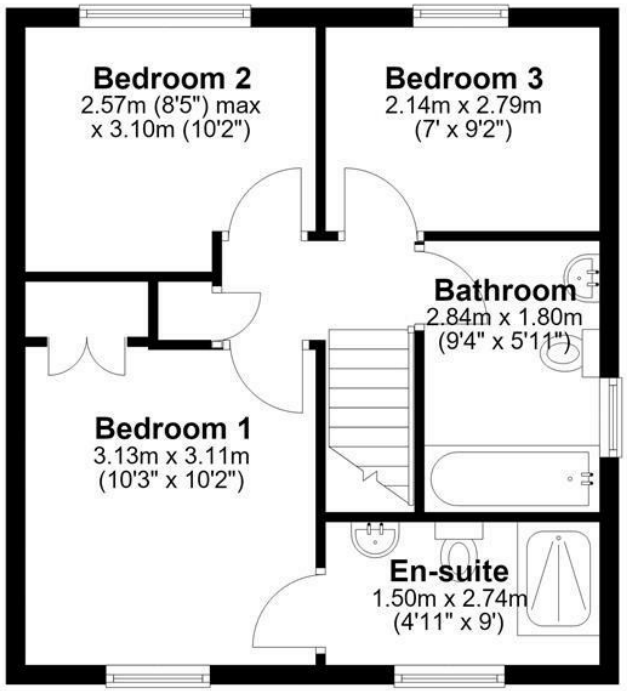




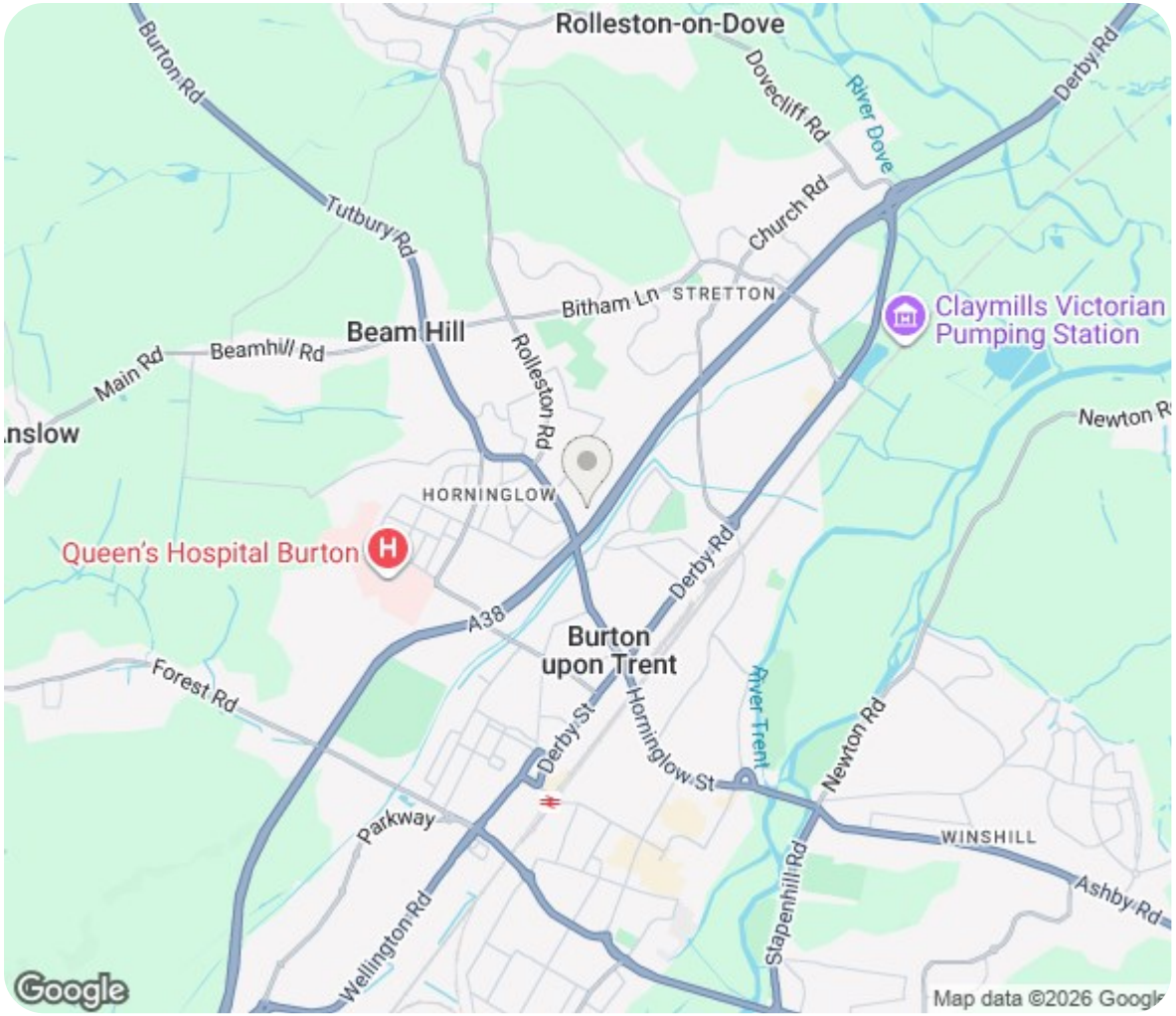
Ground Floor

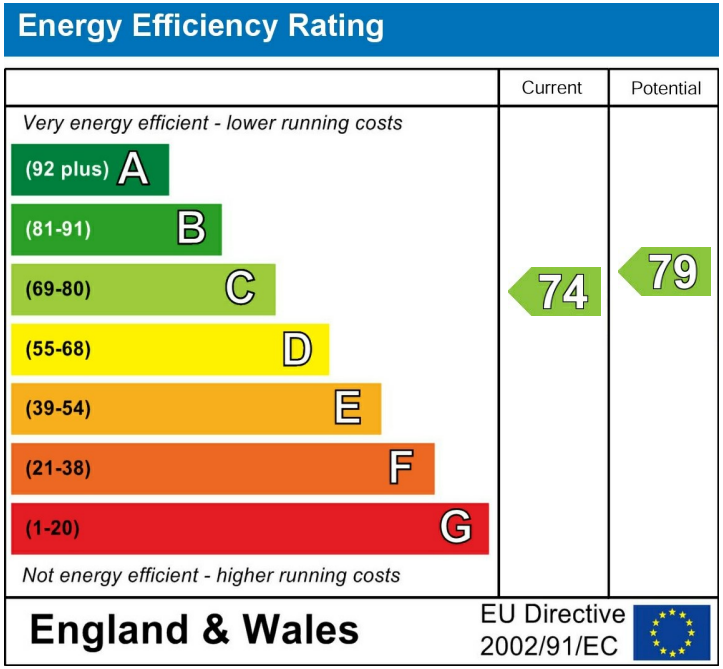


First Floor



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 D **Freehold**

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

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Important Notes, Charges & Selective Licence Areas

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