



**\*\* End Of Terrace Home \*\* Garage & Driveway \*\*  
\*\* Three Bedrooms \*\* Lounge & Kitchen Diner \*\*  
Shower Room & Bathroom \*\* No Upward Chain \*\***

## The Accommodation

Offered to the market with no upward chain and immediate vacant possession, this traditional end of terrace property provides a rare and valuable feature off-road parking to the rear, including a double garage. Ideal as a buy-to-let investment or a generously sized family home, the property is conveniently located for access to Burton town centre and the A38.

Entered via a side entrance door, the home opens into a welcoming reception hallway with stairs rising to the first floor accommodation. A spacious lounge enjoys a window to the side aspect and leads through to an open plan dining kitchen.

The kitchen is fitted with a range of matching base units and drawers, complemented by high-level wall cabinets, an integrated oven, hob, and extractor hood. There is ample space for a dining table and freestanding appliances, with a rear window offering natural light and a door leading into the rear lobby.

The rear lobby provides access to a useful storage cupboard, a ground floor shower room, and a door opening onto the rear garden. The shower room is fitted with a three-piece suite comprising a low-level WC, hand wash basin, and shower enclosure, with complementary wall tiling and a side-facing window.

Upstairs, the first floor hosts three well-proportioned bedrooms along with a separate fitted bathroom featuring a white three-piece suite including low-level WC, hand wash basin, and bath. A built-in cupboard houses the gas-fired combination boiler which serves the home's central heating and hot water.

The property is neutrally decorated and benefits from UPVC double glazing throughout. Externally, the rear garden is low-maintenance in design with artificial turf, enclosed fencing, and gated access to the driveway and detached double garage. The garage is divided into two sections, each with separate doors, under a pitched tiled roof. Please note: the driveway is shared with the neighbouring property, and access must be maintained on both sides.

Viewing is strictly by appointment only.

## Hallway

### Lounge

12'11 x 13'10 max

### Kitchen Diner

13'10 x 13'5

### Shower Room

6'4 x 5'8

### First Floor Landing

#### Bedroom One

13'7 x 8'8

#### Bedroom Two

10'11 x 10'0

#### Bedroom Three

10'11 max x 9'0 max

### Bathroom

10'6 x 5'0

## Rear Garden & Garage

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

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.

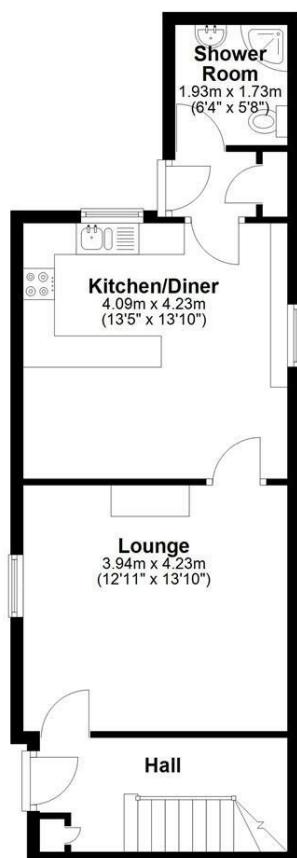
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.

Draft details awaiting vendor approval and subject to change





### Ground Floor



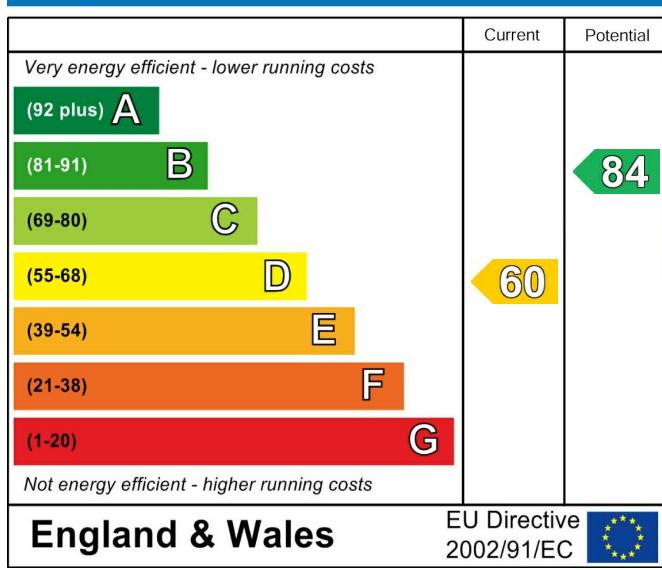
### First Floor



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.



## Energy Efficiency Rating



## 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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