

Caernarvon Close, Stretton, Burton-On-Trent, DE13 0ET

Nicholas Humphreys

£73,500

** Cash Sale Only ** Investors Only ** Village Location Property **

The accommodation is accessed via a UPVC front entrance door leading into the reception hallway, fitted with an electric heater and staircase rising to the first-floor living accommodation.

To the first floor, the landing provides access to the main rooms and benefits from a useful built-in airing cupboard housing the hot water immersion heater, with additional space for storage.

Positioned on the front aspect of the home is the lounge, enjoying a UPVC double-glazed window to the front elevation, an electric heater, and a useful built-in storage cupboard. From the lounge, a door leads through to the kitchen, positioned across the rear aspect of the property.

The kitchen offers a selection of eye-level wall units with preparation work surfaces and stainless steel sink unit. There are freestanding appliance spaces for a washing machine, fridge or freezer, and an electric cooker with extractor hood above. A UPVC double-glazed window overlooks the rear elevation.

The main double bedroom is positioned on the rear aspect of the home and benefits from a UPVC double-glazed window and electric heater. The bathroom has been modernised and fitted with a three-piece white suite comprising a low-level WC, hand wash basin and panel bath with electric shower above, fitted glass shower screen, and extractor fan.

Outside, the property benefits from a rear garden area enclosed by fencing, along with an allocated parking space to the rear.

Caernarvon Close is conveniently located within Stretton, which offers a wide range of local amenities including shops and public houses, while also providing excellent access to Burton-on-Trent town centre and surrounding road networks. The property has a short lease of approximately 55 year therefore mortgage finance cannot be obtained.

All viewings are strictly by appointment only.





The Accommodation

Lounge
3.91m x 3.38m (12'10 x 11'1)

Kitchen
3.23m x 2.11m (10'7 x 6'11)

Bedroom One
3.45m x 2.64m (11'4 x 8'8)

Bathroom
1.88m x 1.73m (6'2 x 5'8)

Rear Garden

Leasehold Property
The home has a short lease of approximately 55 years remaining. Therefore this makes an ideal buy to let investment. The lease start date was 16/09/1982 and ends 25/03/2081. There is an annual charge to be confirmed with our offices by the vendor in due course, and as the buyer this information is to be verified and confirmed by your acting conveyancer before exchange of contracts. Any extension to the lease period is the responsibility of the new owner after completion of the purchase, and we advise the purchaser makes all enquires in regard to the lease extension, terms and cost involved before exchange of contracts. Given the short lease, mortgages are unobtainable.

The property is currently tenanted, therefore this property can be sold either with tenant in occupation or vacant with the tenant being given 4 months notice. This can cause delay to the purchase process.
Property construction: Standard
Parking: Shared Area To Rear, Off Broadlands Rd
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric Wall 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


Hotpoint

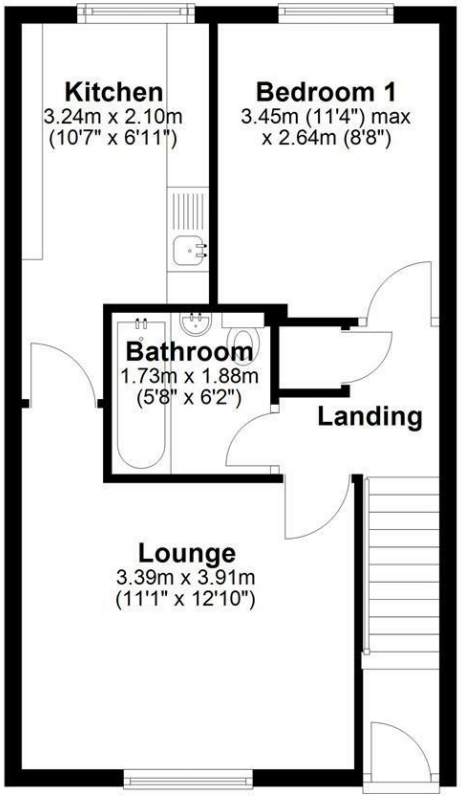

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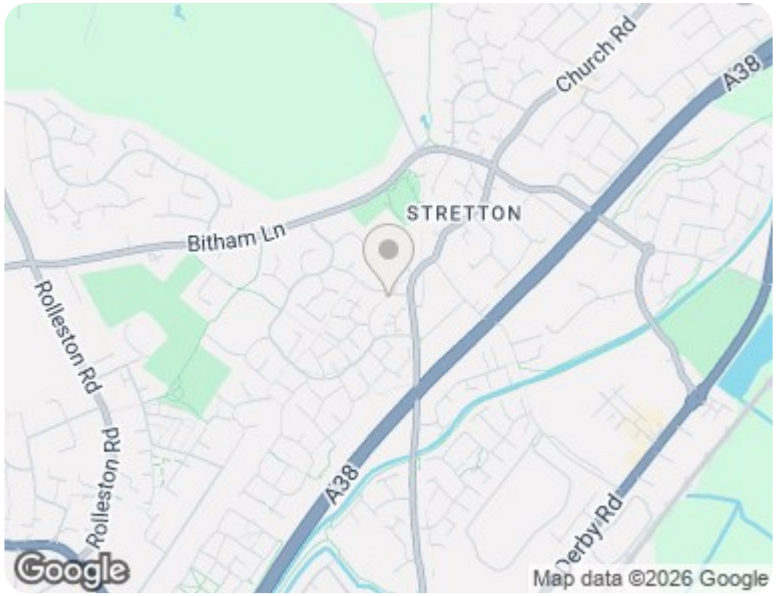


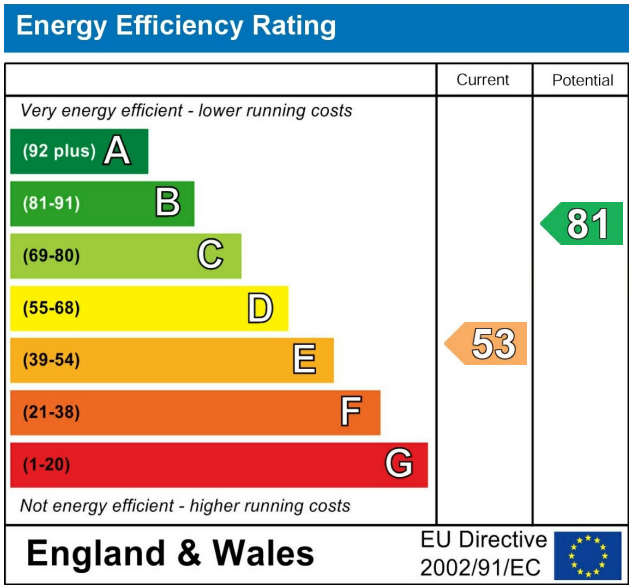


Ground Floor



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.





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

Important Notes, Charges & Selective Licence Areas **Council Tax Band A** **Leasehold**

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