

South Broadway Street, Burton-On-Trent, DE14 3NA

Nicholas Humphreys

Asking Price £120,000

** Landlord Investment Opportunity ** Tenant in Occupation **

A traditional mid-terrace property offered for sale as an ongoing investment opportunity with a tenant in occupation, currently generating £750 per calendar month, being sold to landlords only.

Situated in the popular South Broadway Street location, conveniently positioned within easy reach of Burton town centre and a wide range of local amenities, this property presents an ideal addition to an investment portfolio.

The accommodation offers two reception rooms and kitchen across the ground floor with first floor two generous proportioned bedrooms and fitted bathroom, the home is gas centrally heated via the gas fired combination boiler. View by appointment only.





The Accommodation
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The accommodation is entered via a glazed front entrance door leading into the front lounge, positioned on the front elevation and featuring a fireplace, meter cupboard and internal door leading through to the separate dining room. The dining room provides a useful second reception space with a window overlooking the rear aspect, a useful under-stairs storage cupboard, staircase rising to the first-floor accommodation, and a door leading through to the kitchen.

Positioned at the rear of the property, the fitted kitchen incorporates a selection of base cupboards and matching eye-level wall units, with preparation work surfaces, freestanding appliance space for a gas cooker, washing machine and fridge freezer, a uPVC double-glazed window to the side elevation, and a uPVC double-glazed door providing access to the rear garden.

The first-floor accommodation offers two generously proportioned bedrooms. The principal double bedroom extends across the front elevation and benefits from a useful over-stairs storage cupboard together with a window overlooking the front aspect. The second bedroom is positioned to the rear of the property alongside the family bathroom.

The bathroom is fitted with a three-piece white suite comprising a low-level WC, pedestal wash hand basin and panelled bath with mixer shower attachment. Finished with tiled flooring, the room also benefits from uPVC double-glazed windows to both the side and rear elevations, together with a built-in cupboard housing the gas-fired combination boiler, which supplies the domestic hot water and central heating system.

Outside, the property enjoys an enclosed rear garden incorporating a useful purpose-built brick outbuilding. Shared gated pedestrian access across neighbouring properties provides access to the front of the home.

This property is offered for sale as an ongoing investment opportunity with a tenant currently in occupation paying £750 per calendar month, 7.5% yield.
All viewings are strictly by appointment only.

Lounge
3.61m x 3.40m (11'10 x 11'2)

Dining Room
3.76m x 3.61m (12'4 x 11'10)

Kithen
4.06m x 1.83m (13'4 x 6'0)

Bedroom One
3.61m x 3.43m (11'10 x 11'3)

Bedroom Two
3.76m x 2.74m (12'4 x 9'0)

Bathroom
4.06m x 1.83m (13'4 x 6'0)

Property construction: Standard
Parking: none
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
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

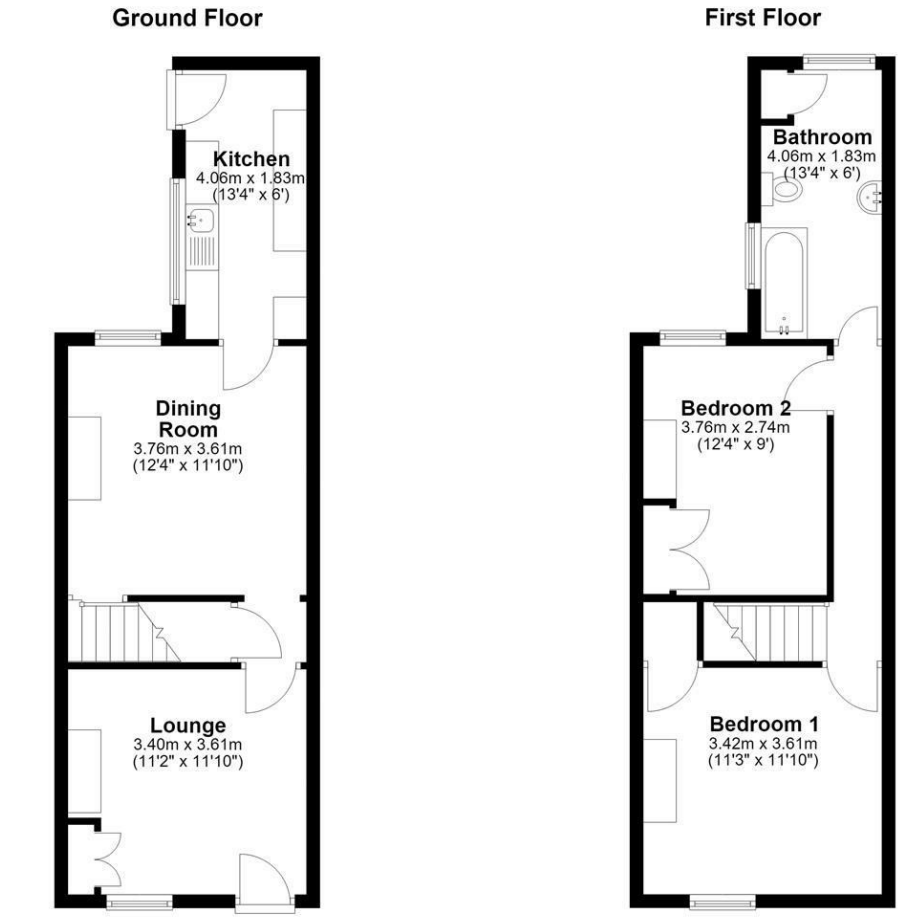




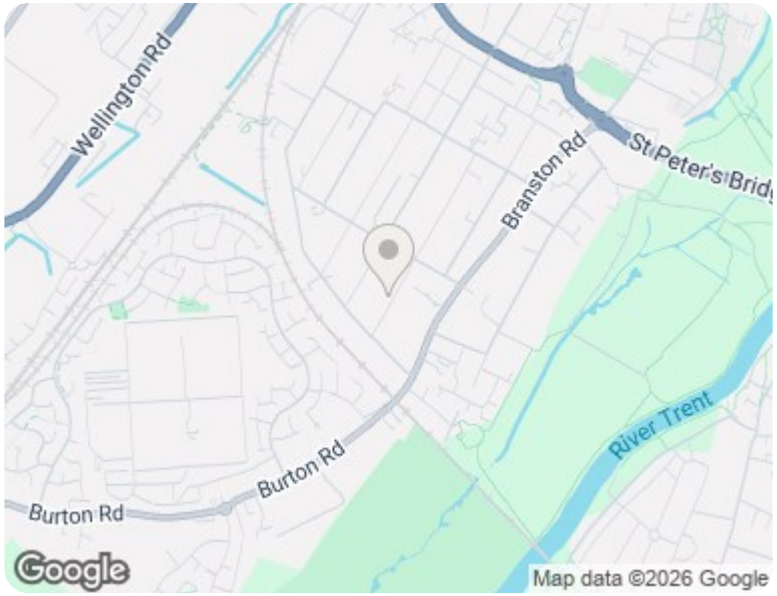


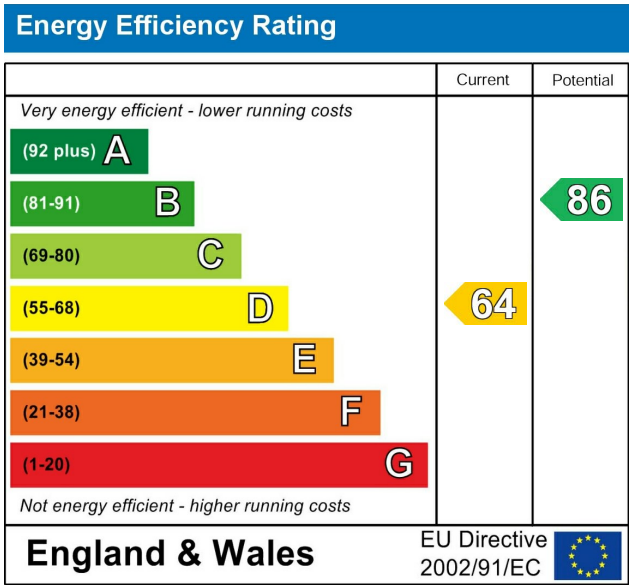






NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. 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** **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