



Henhurst Ridge,, Burton-On-Trent, DE13 9TQ

Nicholas
Humphreys

£188,000

A charming semi-detached bungalow, occupying a desirable residential cul de sac position. Set back from the road with a low-maintenance gravel-style front garden and block-paved driveway, providing off-road parking for several vehicles,

The accommodation opens with a UPVC double-glazed side entrance door into an entrance hallway, two bedrooms across the front aspect and a fitted bathroom. The living accommodation is positioned on the rear aspect, with an open plan lounge diner overlooking the garden, and access to the fitted kitchen.

Outside, the property has a slab-paved rear garden patio, with low-maintenance gravel garden, and a detached garage. The home is UPVC double glazed and a gas fired combination boiler supplies the domestic hot water and central heating system. The property is within a desirable area and suburb of Burton-on-Trent, within a commutable distance to Burton Town Centre, whilst being located on the edges of town in a semi-rural area. Offered for sale with no upward chain and immediate vacant possession.



The Accommodation

A charming semi-detached bungalow, occupying a desirable residential cul de sac position. Set back from the road with a low-maintenance gravel-style front garden and block-paved driveway, providing off-road parking for several vehicles, in turn leading to a detached single garage located within the rear garden plot.

The accommodation opens with a UPVC double-glazed side entrance door into an entrance hallway, with radiator and access to loft space, internal doors lead through to the two bedrooms, bathroom, and living accommodation.

The lounge diner is positioned on the rear aspect, with the focal point of the room being the living flame coal-effect gas fire, with UPVC double-glazed window and door giving access and attractive outlook over the rear garden. There is a radiator, and multi-pane glazed door through to the kitchen.

The kitchen, comprehensively fitted with a selection of base cupboards and drawers, eye-level wall units, with built-in oven, four-ring gas hob with extractor fan above, space for fridge, freezer, and washing machine (Included within the sale), radiator, UPVC double-glazed window, and door leading on to the side driveway.

The larger master double bedroom located across the front aspect and has built-in double wardrobes, and a generously proportioned second bedroom is positioned alongside. The fitted bathroom provides a three-piece white bathroom suite, offering low-level WC, hand wash basin, bath with an electric shower above, complementary wall tiling, and a UPVC double-glazed window, and a useful built-in storage cupboard.

Outside, the property has a slab-paved rear garden patio, with low-maintenance gravel garden, with fence screening, and a detached garage with double doors. Within the loft space, a gas fired combination boiler supplies the domestic hot water and central heating system. The property is within a desirable area and suburb of Burton-on-Trent, within a commutable distance to Burton Town Centre, whilst being located on the edges of town in a semi-rural area. Offered for sale with no upward chain and immediate vacant possession, internal viewings are highly recommended by appointment only.

Hallway

Lounge Diner

5.49m x 3.63m (18'0 x 11'11)

Kitchen

2.46m x 2.46m (8'1 x 8'1)

Master Bedroom

3.05m to wardrobes x 3.00m (10'0 to wardrobes x 9'10)

Bedroom Two

2.97m max x 2.49m max (9'9 max x 8'2 max)

Bathroom

2.24m x 1.68m (7'4 x 5'6)

Rear Garden And Garage

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

Broadband type: ADSL - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority: East Staffordshire Borough Council

Useful Websites: www.gov.uk/government/organisations/environment-agency

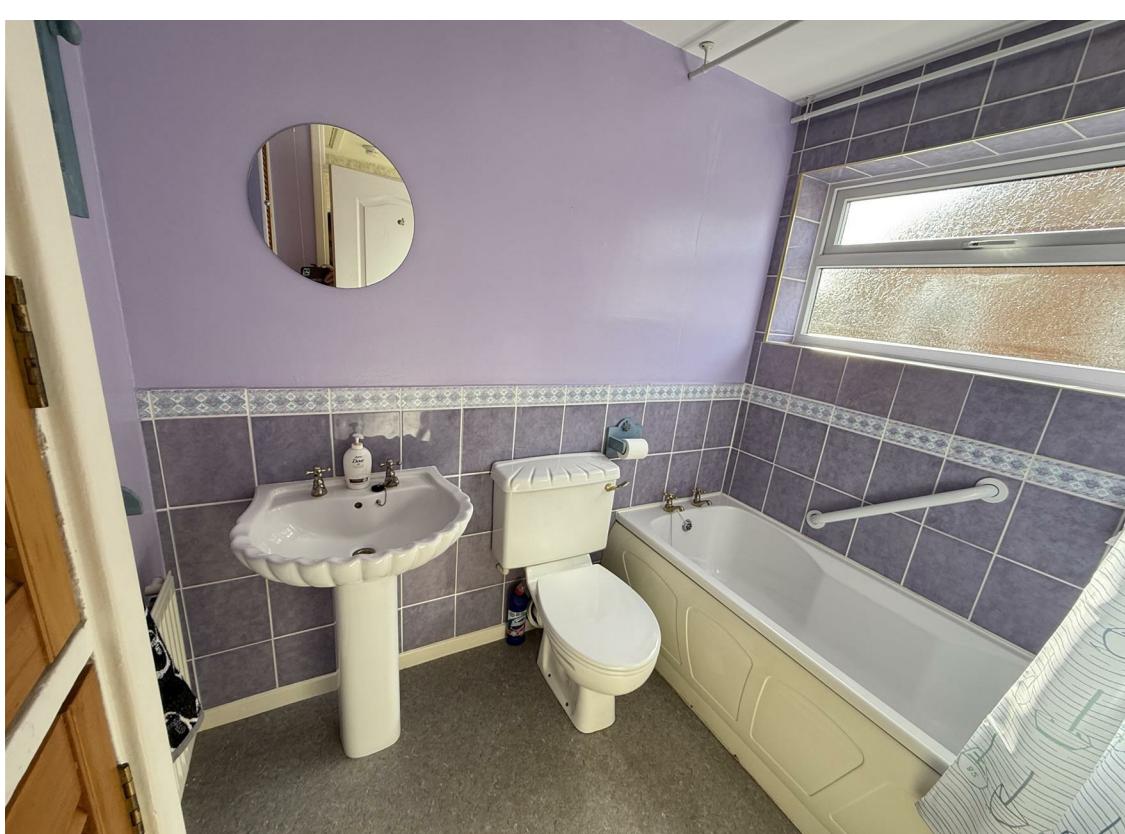
We understand there is the possibility of an asbestos garage roof, this has not been tested or confirmed, and the buyer is to obtain their own independent survey if required before exchange and completion.

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.

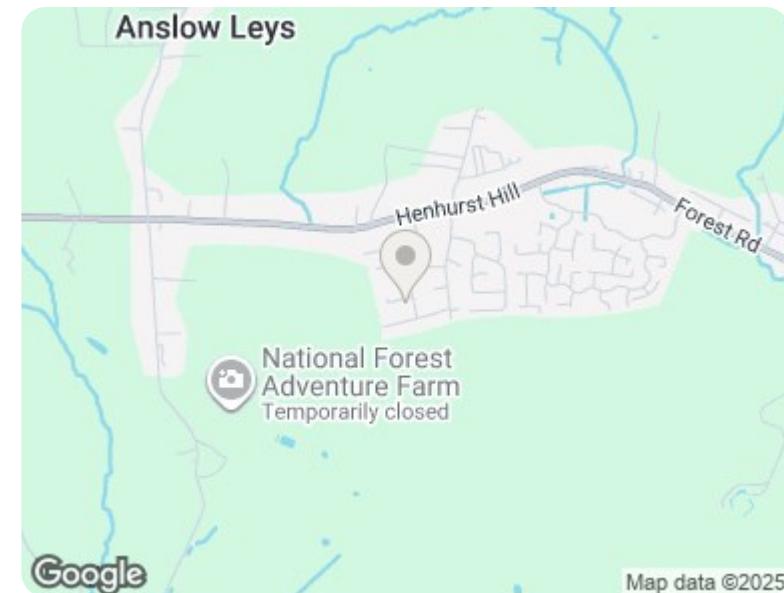
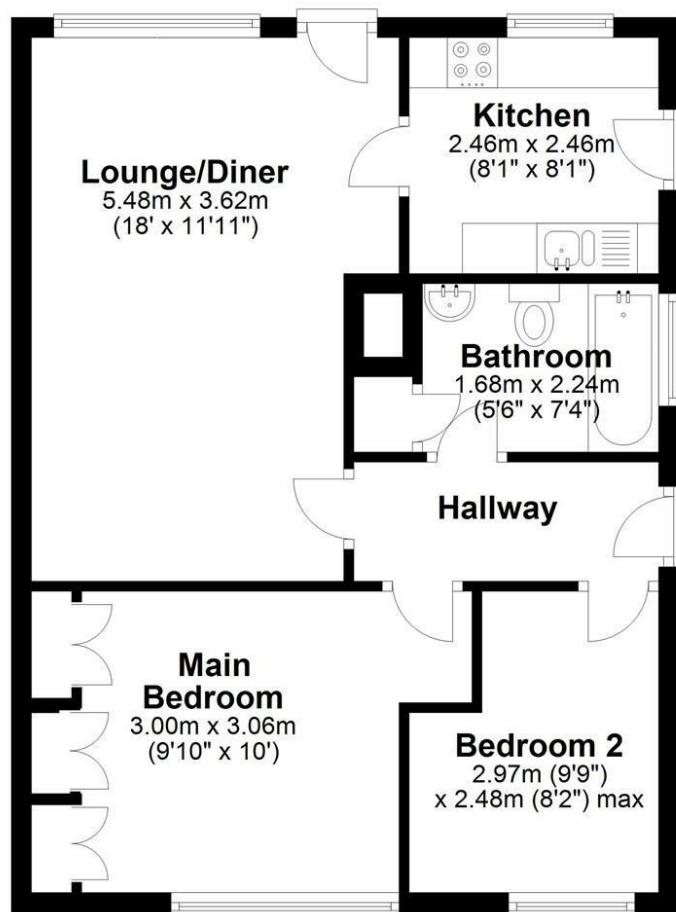
Awaiting EPC inspection.

Draft details awaiting vendor approval and subject to change.

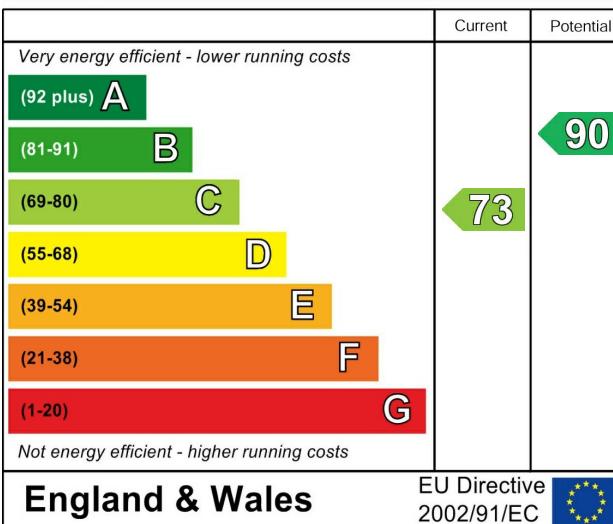




Ground Floor



Energy Efficiency Rating



Council Tax Band C

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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