



Clay Street East, Burton-On-Trent, DE15 9BL

Nicholas  
Humphreys

£250,000

**\*\* Established Corner Plot \*\* Detached Family Home \*\* Conservatory \*\* Three Bedrooms \*\* Detached Garage \*\***

A detached family home occupying a generous corner plot on Clay Street East, set back from the road with extensive front garden and rear driveway leading to a detached single garage.

Offering three bedrooms, dual-aspect lounge with conservatory, separate dining room and fitted kitchen, the property provides excellent potential for improvement.

Available with no upward chain, an ideal opportunity for buyers looking to personalise a well-positioned family home. Viewing strictly by appointment only



## The Accommodation

A modern detached family home occupying a generous corner plot position along Clay Street East, set back from the road behind an extensive front lawned garden. The property enjoys a rear driveway providing off-road parking and leading to a single detached brick-built garage, offering excellent potential for a growing family or those seeking a home to personalise. Offered with no upward chain, the property presents an exciting opportunity for improvement.

The accommodation opens with a front entrance porch, with a door leading through to a welcoming reception hallway. The hallway provides a single radiator, staircase rising to the first-floor accommodation and access to the ground floor cloakroom. The cloakroom combined utility area is fitted with a WC and hand wash basin and offers freestanding plumbing and appliance space for a washing machine, along with a floor-mounted gas-fired boiler.

The dual-aspect lounge is positioned along the side elevation of the home, enjoying a window to the front, radiators, and a feature fireplace forming a focal point to the room. Double glazed sliding patio doors lead through to the conservatory, creating an excellent additional reception space. The conservatory benefits from tiled flooring, radiators and uPVC double glazed windows overlooking the established rear garden.

Positioned on the front aspect is the separate dining room, having a uPVC double glazed window and single radiator, with open-plan access through to the fitted kitchen. The kitchen is appointed with a selection of fitted base cupboards and drawers with matching eye-level wall units, incorporating concealed appliances including a fridge freezer, cooker, hob and dishwasher. A uPVC double glazed window overlooks the rear garden, while a side access door leads directly out onto the garden.

To the first floor, the landing provides a uPVC double glazed window and single radiator, with doors leading off to three well-proportioned bedrooms. The master bedroom occupies the front elevation and benefits from a built-in double wardrobe, radiator and uPVC double glazed window. The second double bedroom, also positioned to the front, offers a further built-in double wardrobe, additional storage cupboard, radiator and uPVC double glazed window. The third bedroom has a uPVC double glazed window and radiator. The family bathroom is fitted with a three-piece white suite comprising WC, wash hand basin and panel bath with electric shower over, complemented by wall tiling, a heated towel rail, airing cupboard housing the hot water immersion heater and a uPVC double glazed window.

Externally, the home occupies a generous corner plot with a front lawned garden and gated side access leading to the mature and established rear garden, offering scope for landscaping and enhancement. A detached single brick-built garage is positioned to the rear, with driveway parking in front.

The property is in need of moderate modernisation but offers excellent potential throughout and is available with no upward chain.

All viewings are strictly by appointment only.

## Porch & Hallway

### Cloakroom/ Utility Area

### Lounge

5.08m x 3.48m (16'8" x 11'5")

### Conservatory

4.42m x 3.35m (14'6" x 11'0")

### Dining Room

2.82m x 2.69m (9'3" x 8'10")

## Kitchen

2.95m x 2.69m (9'8" x 8'10")

## Bedroom One

3.71m x 2.97m (12'2" x 9'9")

## Bedroom Two

3.58m x 2.74m (11'9" x 9'0")

## Bedroom Three

2.62m x 2.29m (8'7" x 7'6")

## Bathroom

2.64m max x 1.93m (8'8" max x 6'4")

## Single Garage

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

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)

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.

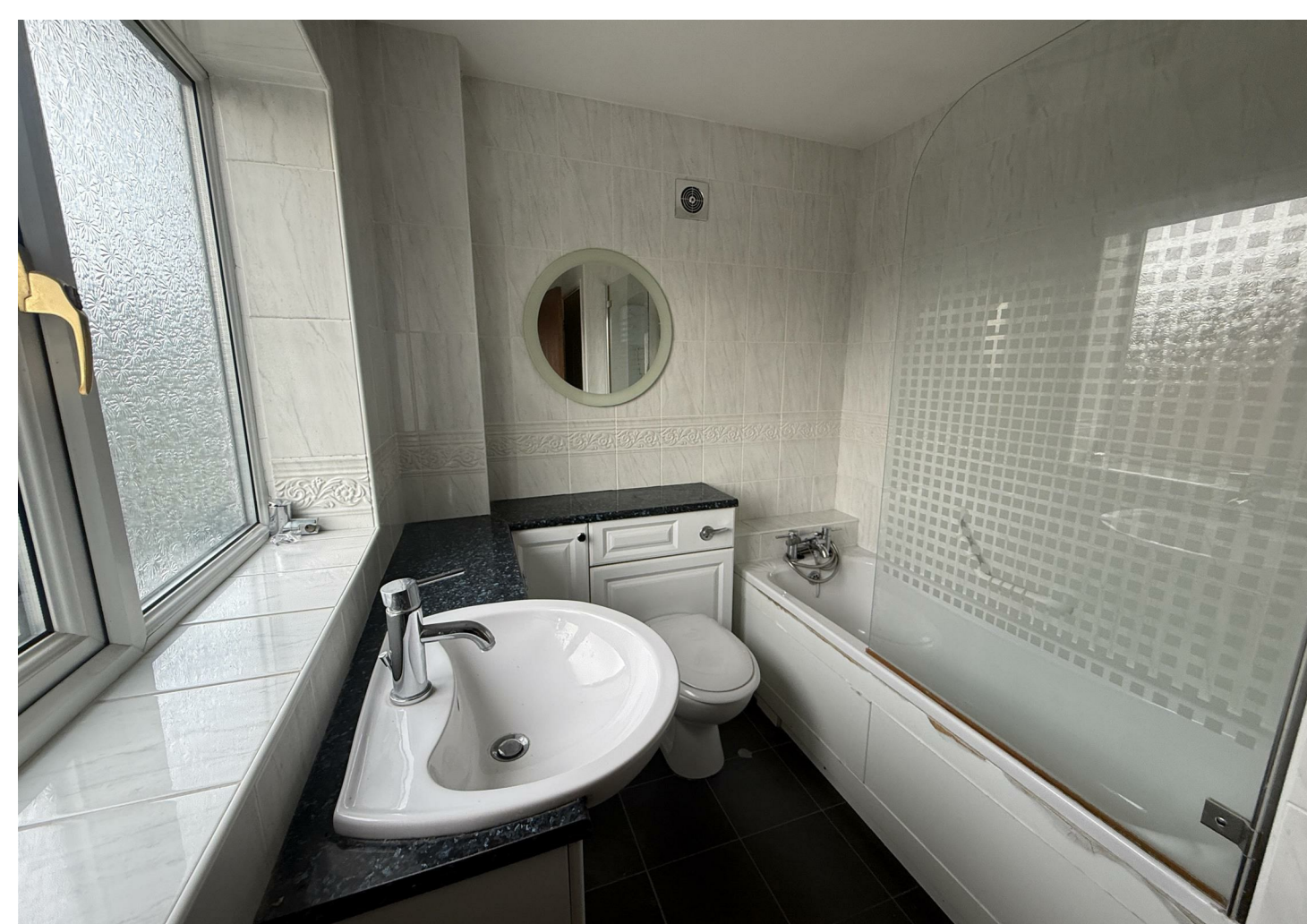
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

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.

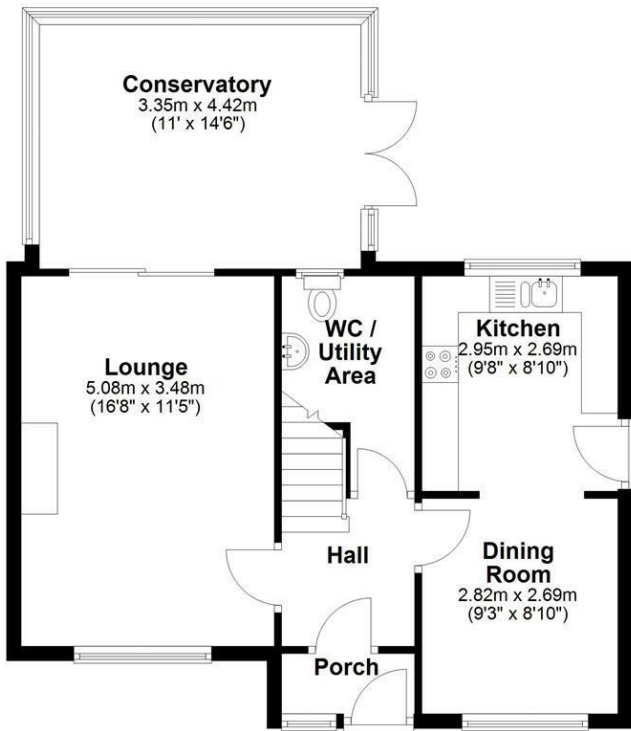
Draft details awaiting vendor approval and subject to change, awaiting EPC inspection.



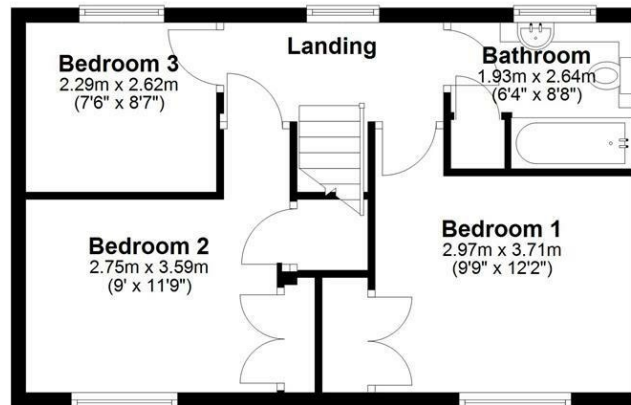




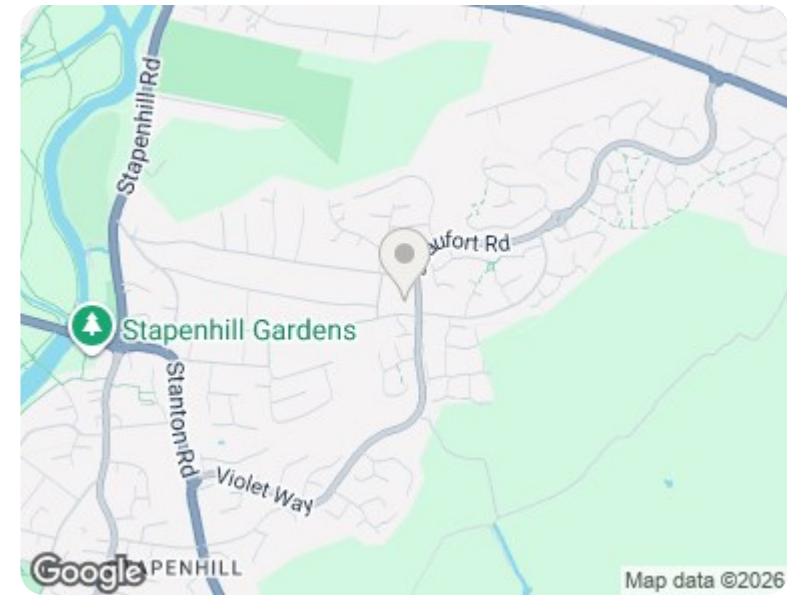
### Ground Floor



### First Floor



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Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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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. 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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