



Tutbury Road, Burton-On-Trent, DE13 0NU

Nicholas
Humphreys

Asking Price £140,000

**** Traditional Terraced Home in Sought After Location ** Two Bedrooms & Generous Garden ****

Traditional mid-terrace property on Tutbury Road, Burton, offering an excellent opportunity for first time buyers or investors.

The accommodation includes a welcoming lounge with feature brick fireplace, separate dining room, fitted kitchen with useful storage and a wall-mounted gas-fired combination boiler.

The first floor has two double bedrooms and a well-appointed four-piece bathroom suite. Outside, the property benefits from a pleasant rear garden with paved patio and lawn, together with shared gated access to the front.

Viewings by appointment only.



The Accommodation

Situated along Tutbury Road in Burton-on-Trent, this traditional mid-terrace property offers a perfect opportunity for a first time buyer or investor purchase. The property enjoys a traditional layout throughout and benefits from UPVC double glazing and gas central heating via a combination boiler.

The accommodation opens with a secure double-glazed entrance door leading into the welcoming front lounge. Positioned on the front aspect of the home, the lounge benefits from a UPVC double-glazed window, laminate flooring, radiator, meter cupboard and a feature exposed brick fireplace creating an attractive focal point within the room. An internal door leads through to the separate dining room.

The dining room offers a further spacious reception area with a UPVC double-glazed window, double radiator and staircase rising off to the first-floor accommodation. A door from the dining room provides access through to the fitted kitchen.

The kitchen is fitted with a comprehensive range of base cupboards and drawers with matching eye-level wall units and preparation work surfaces. There are free-standing appliance spaces for a cooker and washing machine. The kitchen also benefits ceramic tiled flooring, double radiator, a useful below-stairs storage cupboard, UPVC double-glazed window and rear entrance door leading out onto the garden. Positioned within the kitchen is the wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system.

To the first floor, the master bedroom stretches across the front elevation of the property and benefits from two built-in double wardrobes together with a UPVC double-glazed window and radiator. The second bedroom, positioned to the rear aspect, is also a comfortable double room with UPVC double-glazed window and radiator.

Completing the accommodation is the spacious bathroom, fitted with a comprehensive four-piece suite incorporating a low-level WC, hand wash basin, panel bath and separate shower cubicle. The bathroom also benefits from a useful built-in storage cupboard, radiator and UPVC double-glazed window.

Outside, the property enjoys a pleasant enclosed rear garden with a paved patio seating area leading onto a lawned garden. Shared gated rear access leads to the front of the property.

All viewings are strictly by appointment only.

- 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

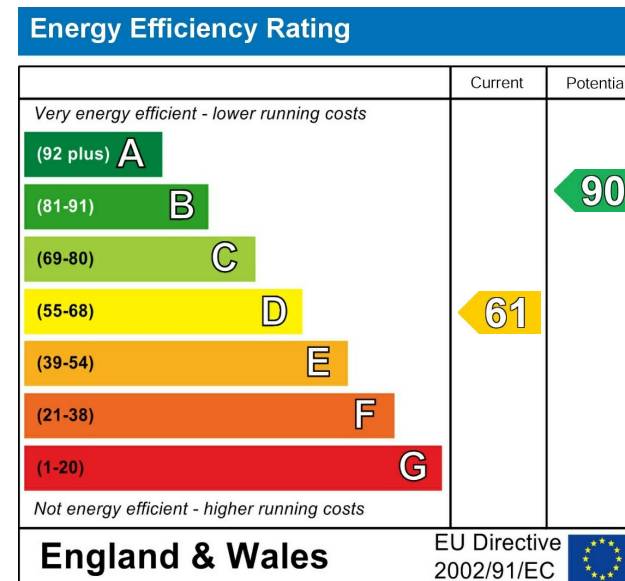
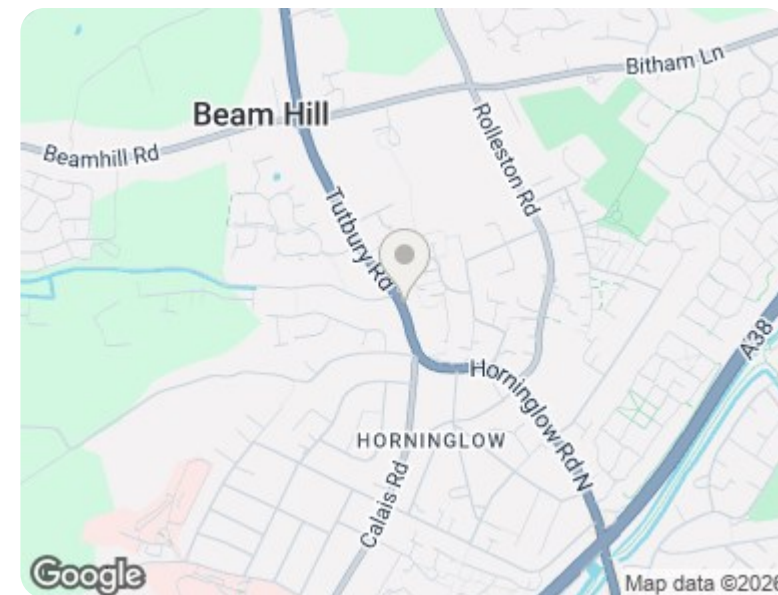
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance 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.

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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. 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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