



**Burton Road, Midway, Swadlincote, DE11 7ND**

Nicholas  
**Humphreys**

**£175,000**

**\*\* Semi/ End of Terrace Home \*\* Three Bedrooms \*\* Corner Plot \*\***

A modernised and refurbished end town house. The home is fully uPVC double glazed and gas centrally heated via the gas fired combination boiler. The high standard internal accommodation in brief offers a welcoming reception hallway, lounge on the front elevation and an open plan kitchen diner with a wide selection of fitted units and built-in appliances, overlooking the rear garden with back door to the driveway.

The first floor has three good sized bedrooms, two doubles and a good sized single. The modern fitted bathroom provides a three piece white bathroom suite with a shower above the bath. Outside the home is sited on an established plot with front lawn garden and side driveway off Dunsmore Road, The rear garden has several outbuildings useful for storage and a lawn rear garden. The home is currently tenanted and all viewings by strict appointment only.



## **The Accommodation**

### **Entrance Hallway**

With a uPVC front entrance door, window to the side elevation and stairs rising to the first floor.

### **Lounge**

4.27m x 3.58m (14'0 x 11'9)

With window to the front elevation with a neutral light décor and radiator.

### **Open Plan Kitchen Diner**

5.72m x 3.28m (18'9 x 10'9)

The modern open plan kitchen diner has a selection of contrasting base and eye level wall units, with built-in oven and electric hob, a chimney extractor hood above, freestanding appliance spaces for washing machine and fridge freezer. Windows overlook the rear garden with back door onto the side garden and driveway, and a concealed gas fired combination boiler supplying the domestic hot water and heating system.

### **First Floor Landing**

With window to the side elevation and storage cupboard.

### **Bedroom One**

3.28m x 3.18m (10'9 x 10'5)

The master bedroom here is the slightly smaller bedroom on the rear aspect overlooking the rear garden with radiator. Bedroom two would also be a viable choice as the master bedroom.

### **Bedroom Two**

4.19m max x 3.07m (13'9 max x 10'1)

Located on the front aspect with shaped front wall incorporating window and radiator.

### **Bedroom Three**

2.67m x 2.57m (8'9 x 8'5)

A generous third bedroom with built-in cupboard, radiator and window to the front aspect.

### **Family Bathroom**

Modern re-fitted bathroom with a three piece white suite with WC, hand wash basin and bath with an electric shower above the bath and a light grey shower panel and glass shower screen.

### **Side Driveway**

The home has a driveway accessible from Dunsmore Way.

### **Rear Garden & Outbuildings**

The gardens to the front a lawn with open access to the side to a lawn garden and three outbuildings for storage.

Tenant in occupation, has been issued with notice, this can cause a delay to the sale and purchase process.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Local Authority: South Derbyshire 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

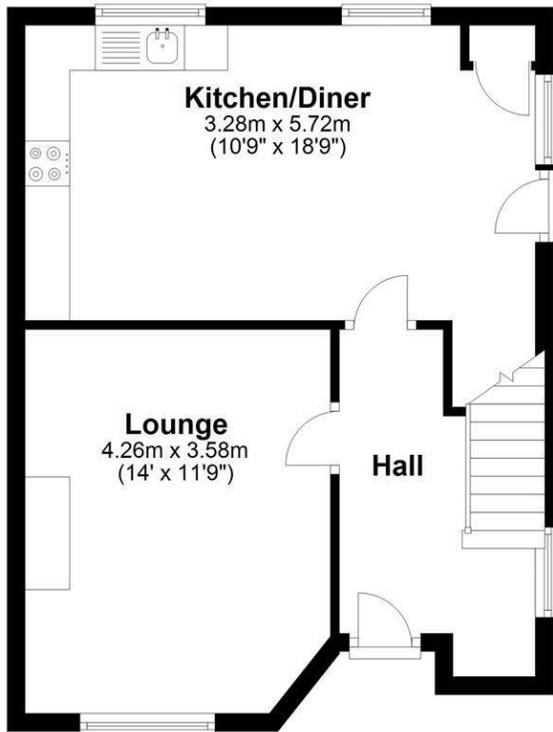
A covenant on this property prevents it from being used as a HMO.



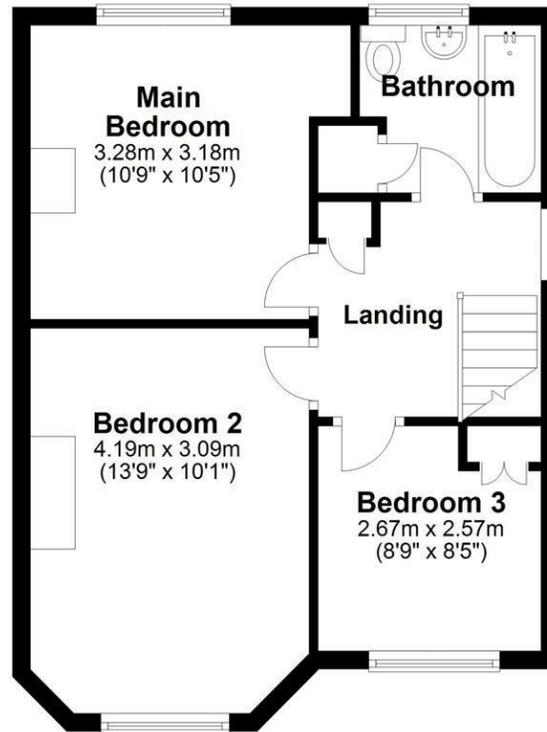




### Ground Floor



### 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>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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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