



**\*\* Mid Town House \*\* Three Bedrooms \*\* Rear Driveway, Garage & Garden \*\* No Upward Chain \*\***

A mid town house in need of moderate improvements located within a popular residential location, the home provides a front enclosed porch with door to the entrance hallway. The lounge is positioned to the front elevation, with front facing window and access through to the separate dining room on the rear aspect overlooking the rear garden.

The kitchen has a selection of fitted units with space for cooker and fridge freezer, window and door to the garden, a below stairs storage area with fuse board.

The first floor offer two double bedrooms, the larger master bedroom on the front elevation with built-in wardrobes and cupboards, and a generous third single, alongside a fitted bathroom with WC, hand wash basin and bath. The interior has electric wall heaters in various locations and timber frame double glazed units. Outside is a front garden and enclosed rear garden with access to the rear garage and driveway.

The Accommodation  
Front enclosed Porch

Hallway

Lounge  
14'8 max x 12'3 max

Dining Room  
8'4 x 7'5

Kitchen  
7'7 x 7'5

First Floor

Bedroom One  
13'4 x 8'3

Bedroom Two  
10'0 x 9'4

Bedroom Three  
9'11 x 6'1

Bathroom  
6'6 x 5'7

This property is being marketed on behalf of a third-party marketing company, (move with us) you will be required to provide your contact details to them, for them to progress the purchase and they will be taking responsibility for your ID / AML and source of fund checks necessary to purchase this property. A charge of £49 + VAT (£58.80) will be payable once your offer has been accepted, taken over the phone during the company's compliance call to you as the potential purchaser. Awaiting EPC inspection. The vendor have informed us the roof has been re-laid using original tiles, and new felt below within the last 5 years.

Property construction: Standard at the time of being built.

Parking: Drive & Garage/ outbuilding (material used for garage cannot be verified)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Electricity

Council Tax Band: B

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/>

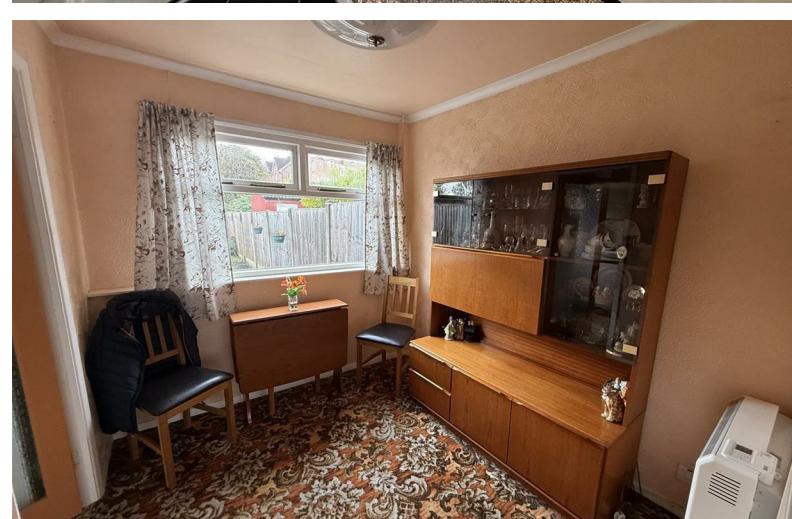
Useful Websites:

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

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

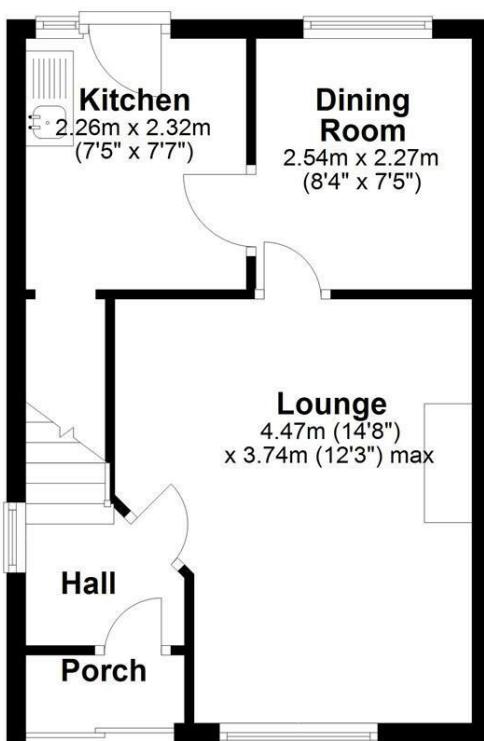
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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

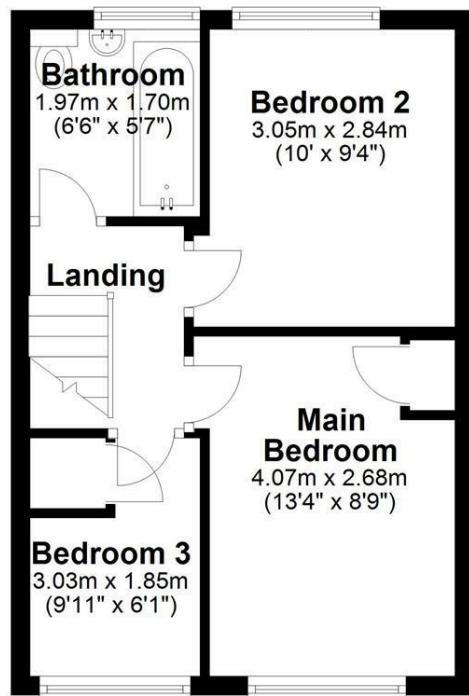




### Ground Floor



### First Floor

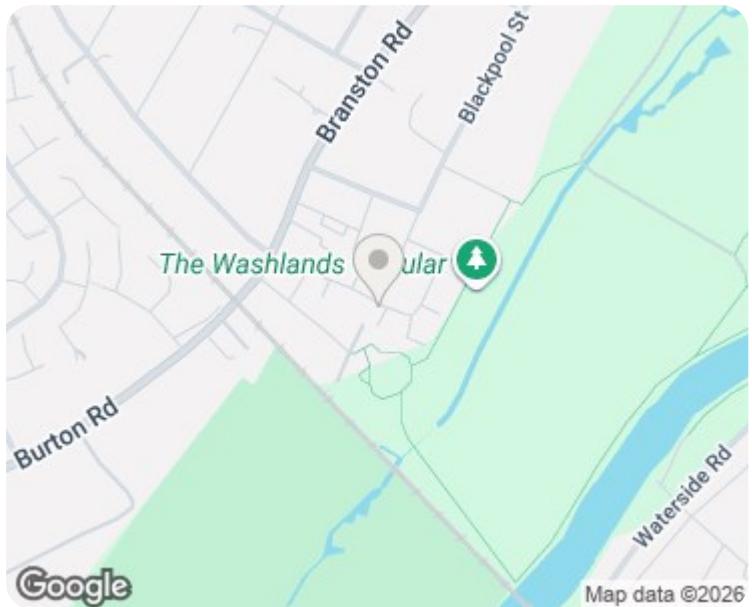
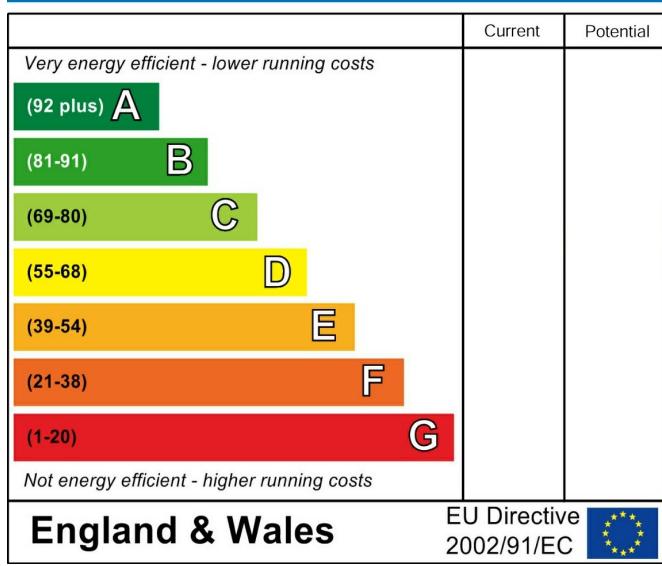


NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout.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

Plan produced using PlanUp.



## Energy Efficiency Rating



## Council Tax Band B      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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