Napier Street, Burton-On-Trent, DE14 3LN

Nicholas Humphreys

Offers Around £100,000

Offered for sale with no upward chain and immediate vacant possession, this traditional three-storey mid-terrace home is ideally suited to first-time buyers or investors.

The property offers a lounge, breakfast kitchen, two double bedrooms arranged over the upper floors, a first-floor bathroom, and an enclosed rear garden with shared rear access. Benefiting from Upvc windows, gas central heating and external wall insulation for improved energy efficiency, the property is conveniently located close to Burton town centre and local amenities.

The Accommodation
A traditional three-storey mid-terrace property situated within the heart of Burton-on-Trent, offered for sale with the benefit of no upward chain and immediate vacant possession. Ideal for the first-time buyer or investor alike, the property provides well-proportioned accommodation arranged over three floors and benefits from external wall insulation for improved energy efficiency.

The accommodation is entered via a front entrance door leading directly into the lounge, positioned to the front aspect of the home. The lounge features a UPVC double-glazed window to the front elevation, double radiator and an attractive feature fireplace, creating a welcoming living space. An internal door leads through to the breakfast kitchen.

The breakfast kitchen is fitted with a selection of base and eye-level wall units incorporating a sink unit, with preparation work surfaces and freestanding appliance spaces. A UPVC double-glazed window overlooks the rear garden, with a double radiator, useful under-stairs storage cupboard and staircase rising to the first-floor accommodation complete the room.

To the first floor, the spacious master bedroom is positioned to the front elevation with a UPVC double-glazed window and double radiator. The family bathroom is fitted with a three-piece white suite comprising a low-level WC, pedestal wash hand basin and bath.

A further staircase rises from the first-floor landing to the second-floor loft bedroom, providing a versatile double bedroom with UPVC double-glazed window and double radiator.

Outside, the property enjoys an established rear garden with a paved patio seating area leading onto the lawned garden. A shared right of access through neighbouring properties provides convenient pedestrian access to the front of the property.

Offered for sale with no upward chain, an internal inspection is highly recommended. All viewings are strictly by appointment only.

Lounge
3.66m x 3.61m (12'0 x 11'10)

Breakfast Kitchen
3.61m x 2.64m (11'10 x 8'8)

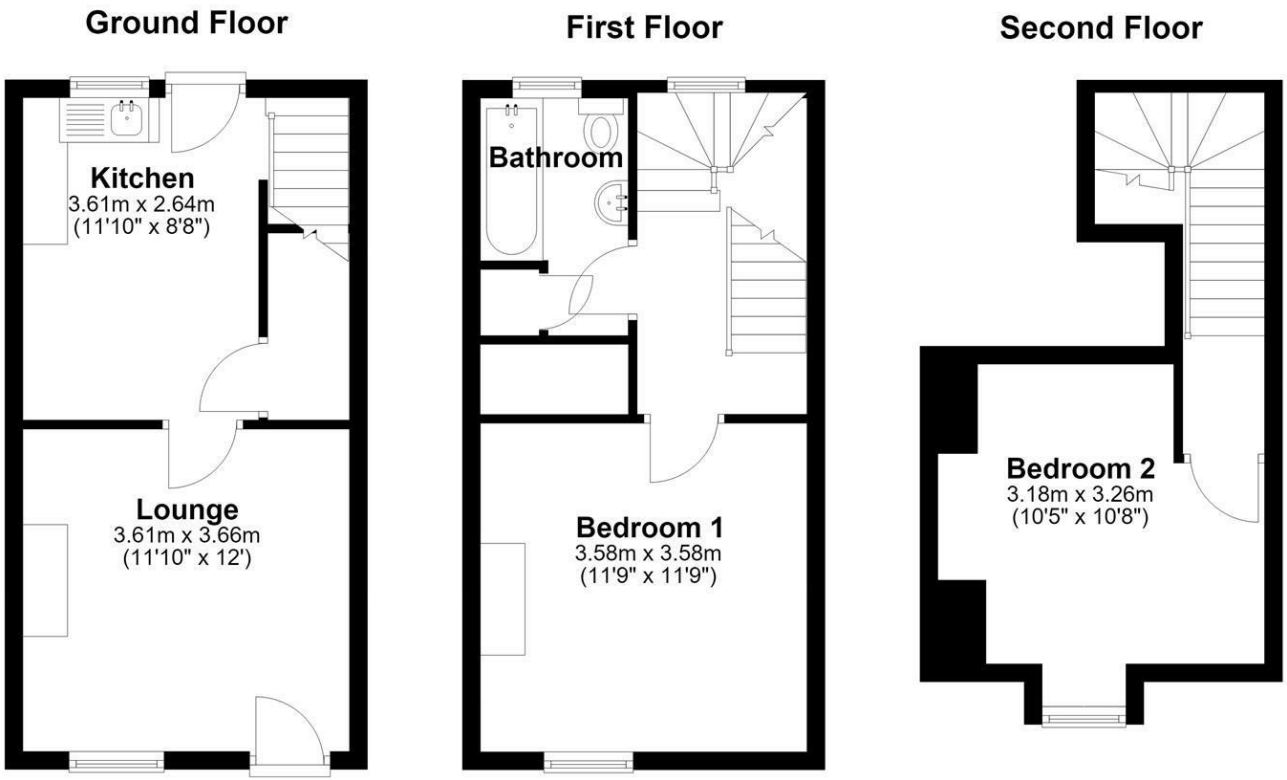
Bedroom One
3.58m x 3.58m (11'9 x 11'9)

Bathroom

Bedroom Two
3.18m x 3.25m + recesess (10'5 x 10'8 + recesses)

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
The homes in the street historically have the bedroom built into the loft space, however there will be no building regulations in place for this, given the historic nature of the street.
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



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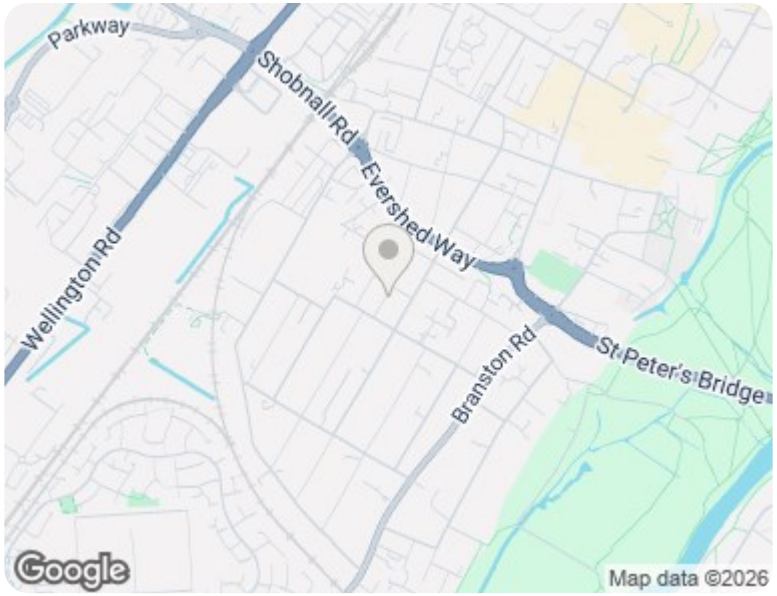
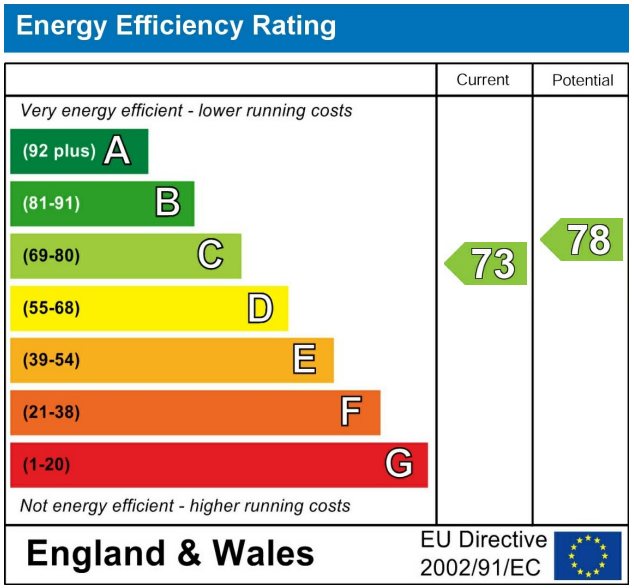
Plan produced using PlanUp.





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