



**\*\* Modern Mid Town House \*\* Ideal First Purchase Or Investment Buy \*\* Popular Location With Driveway \*\***

A modern mid-townhouse set in a popular residential location within Woodville, positioned back from the road with driveway and front garden. The accommodation offers a lounge with bay window, fitted kitchen diner with patio door to the rear garden, two bedrooms and a bathroom.

Outside, there is a low-maintenance rear garden with paved and gravelled areas plus shared gated access to the front. Currently let at £650 pcm, this property makes an ideal investment opportunity or first-time buyer purchase. Viewing strictly by appointment only.

## The Accommodation

A modern mid-townhouse set within a popular residential location, positioned back from the road with a driveway and neat front lawned garden.

The property opens with a UPVC double-glazed front entrance door leading into a welcoming lounge, having a feature bay window to the front aspect, radiator, and staircase rising to the first floor accommodation. A door leads through to the fitted kitchen diner, offering a selection of base cupboards and drawers with matching wall units, stainless steel single-drainer sink unit, and four-ring gas hob with extractor hood above. There are freestanding appliance spaces, and a wall-mounted gas-fired combination boiler supplying domestic hot water and central heating. From the dining area, a UPVC double-glazed door opens out onto the rear garden.

The first floor provides a master double bedroom across the front aspect with twin UPVC double-glazed windows and radiator. A second single bedroom lies to the rear elevation with built-in storage cupboard. The bathroom is fitted with a white three-piece suite comprising panelled bath with electric shower over, WC and hand wash basin, with UPVC double-glazed window.

Outside, the home enjoys a low-maintenance rear garden, with paved patio and gravel seating area, and a shared gated access leading to the front for bin storage and maintenance.

The property is currently tenanted, achieving £650 per calendar month, making it an ideal investment opportunity or an excellent first-time purchase.

All viewings are strictly by appointment only.

### Lounge

13'2 x 11'7

### Kitchen Diner

11'7 x 9'0

### Bedroom One

11'7 x 9'11

### Bedroom Two

9'0 x 5'8

### Bathroom

6'2 x 5'8

### Driveway & Garden

Property construction: Standard

Parking: Drive

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

An on-site management fee may apply to all modern or new developments.

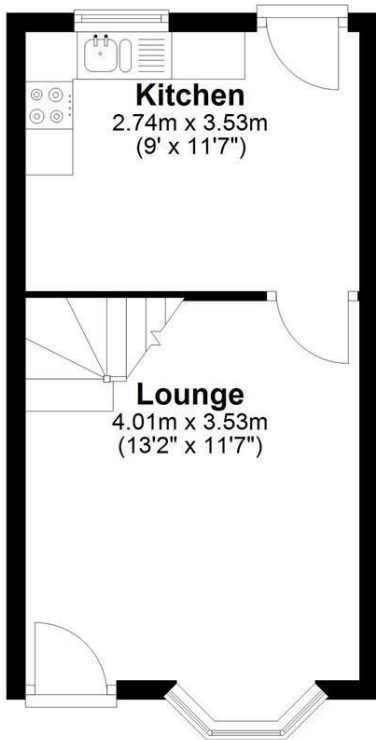
Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. The property information provided 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. With this property being tenanted, should an intending purchaser wish to live within the home and purchase with vacant possession, notice will be given to the tenant and this can cause a delay to the purchase process.

Draft details awaiting vendor approval and subject to change





### Ground Floor




### First Floor

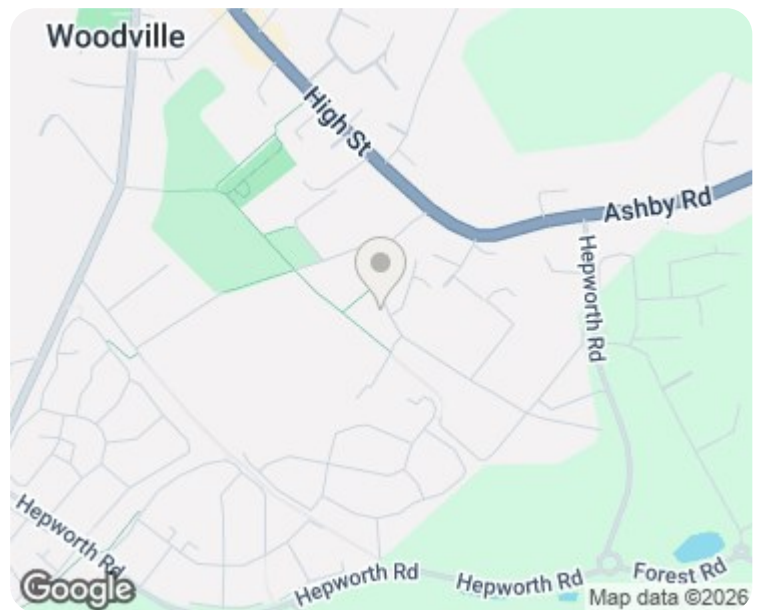


NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout.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

Plan produced using PlanUp.

## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>90</b>   |
| (69-80) <b>C</b>                            | <b>75</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<br>2002/91/EC |  |



## Council Tax Band A 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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