



**** Modernised Mid Terrace ** Three Bedrooms ** Modern Kitchen ** Open Plan Living ****

A modernised and refurbished three-bedroom mid-terrace home, ideally suited to first-time buyers or investors, located on the edge of Burton town centre. Offering open-plan living accommodation, a contemporary fitted kitchen, and a well-maintained rear garden, the property benefits from UPVC double glazing and gas central heating throughout. Early viewing is highly recommended.

The Accommodation

A traditional, modernised and refurbished mid-terrace property, ideally suited to the first-time buyer or investor alike, occupying a desirable residential position on the edge of Burton town centre. This well-presented home opens with a front uPVC entrance door leading into the open-plan living accommodation. The lounge area is positioned to the front elevation and benefits from a uPVC double-glazed window, meter cupboard, feature fireplace with inset gas fire and single radiator, with open-plan access through to the dining area.

A staircase rising between the two spaces leads to the first-floor accommodation, while the dining area itself enjoys a single radiator and a uPVC double-glazed door opening onto the rear garden. A glazed door leads through to the modern fitted kitchen, which offers a range of white gloss-fronted base cupboards and matching eye-level wall units, together with freestanding appliance space for an electric cooker, washing machine, tumble dryer and dishwasher, along with a concealed built-in fridge freezer. The kitchen also benefits from a double radiator, uPVC double-glazed window to the side elevation, glazed door to the rear garden, and a concealed gas-fired combination boiler supplying the domestic hot water and central heating system.

To the first floor, the accommodation takes advantage of the below-entry passageway, creating additional floor space and enhancing the overall layout of the property. The master bedroom is positioned on the front elevation and offers useful built-in double wardrobes, radiator and uPVC double-glazed window. The second double bedroom overlooks the rear garden and includes a radiator and useful built-in storage cupboard, while the third bedroom, also located to the rear, enjoys a pleasant outlook over the garden and has a radiator. The fitted bathroom is appointed with a three-piece white suite comprising WC, hand wash basin and panel bath with electric shower over, together with radiator and uPVC double-glazed window.

Outside, the property enjoys an established rear garden featuring a paved patio area, lawned section, artificial lawn to the far rear, fenced boundaries and hard gravel standing situated at the rear of the plot. The home is fully uPVC double glazed and gas centrally heated throughout, and internal viewing is highly recommended to appreciate the standard of accommodation and convenient location on offer. Viewings are strictly by appointment only.

Lounge Area
12'8 x 11'7

Dining Area
14'0 x 11'7

Kitchen
13'4 x 6'3

Bedroom One
12'7 to wardrobe x 11'8

Bedroom Two
11'9 x 10'4

Bedroom Three
8'4 x 6'5

Bathroom

Rear Garden

Awaiting EPC inspection
Property construction: Standard
Parking: None / On street
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.

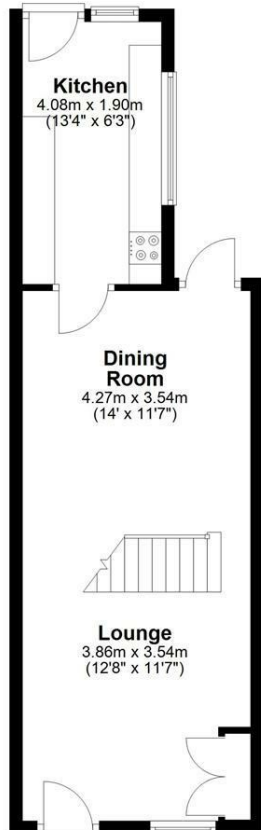
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

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





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.



Council Tax Band A Freehold

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Important Notes, Charges & Selective Licence Areas

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>