



Broadway Street, Burton-On-Trent, DE14 3ND

Nicholas
Humphreys

£90,000

**** Traditional End Terrace ** No Upward Chain *** 2/3 Bedroom ** Ready To View ****

Traditional end-terrace home requiring modernisation, offering spacious accommodation and excellent potential. Comprising two reception rooms, kitchen, ground floor bathroom and three bedrooms (with bedroom three accessed via bedroom two).

Enclosed rear garden with shared access. Offered with no upward chain and immediate vacant possession, making it an ideal investment or project opportunity.



The Accommodation

Broadway Street is a traditional end-terrace home offering spacious accommodation with excellent potential for improvement, modernisation and upgrade. Offered for sale with no upward chain and immediate vacant possession, the property is likely to appeal to purchasers seeking a project home, investment opportunity or property to personalise to their own taste.

The accommodation opens with a UPVC double glazed front entrance door leading into the front lounge, which has a radiator, UPVC double glazed window to the front elevation and a useful built-in cupboard. To the rear of the property is the separate dining room, having a radiator, timber framed window to the rear aspect, staircase rising to the first floor and open-plan access through to the kitchen.

The kitchen is fitted with a selection of base units together with a range of wall cupboards, with cooker space having a gas point and freestanding appliance spaces for a washing machine and fridge freezer. There is a timber framed window to the side elevation and access through to the rear lobby. The rear lobby houses the wall mounted gas fired combination boiler supplying the domestic hot water and central heating system, with a timber glazed door opening out onto the rear garden. Also located on the ground floor is the bathroom, fitted with a white suite comprising WC, hand wash basin and bath with electric shower over, together with a timber framed window to the rear elevation.

The first floor landing leads to the larger main double bedroom positioned to the front aspect, benefiting from a useful over-stairs storage cupboard, timber framed window and radiator. The second double bedroom is located to the rear elevation with timber framed window, radiator and an internal access door leading through to the third bedroom, which would lend itself well as a nursery, study or dressing room. The third bedroom also has a timber framed window and radiator.

Outside, the property enjoys an enclosed rear garden with a block paved patio area and garden beyond, which is in need of moderate cultivation. There is also shared gated access with the neighbouring properties leading to the front of the home.

The property is offered for sale with no upward chain and immediate vacant possession. Buyers will be required to provide proof of deposit or cash funds upon request. All viewings are strictly by appointment only.

Lounge

3.56m x 3.10m (11'8 x 10'2)

Dining Room

3.56m x 3.35m (11'8 x 11'0)

Kitchen

2.74m x 1.83m (9'0 x 6'0)

Ground Floor Bathroom

1.73m x 1.65m (5'8 x 5'5)

Bedroom One

3.56m x 3.12m (11'8 x 10'3)

Bedroom Two

3.56m x 3.40m (11'8 x 11'2)

Third Bedroom

2.77m x 2.01m (9'1 x 6'7)

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

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.

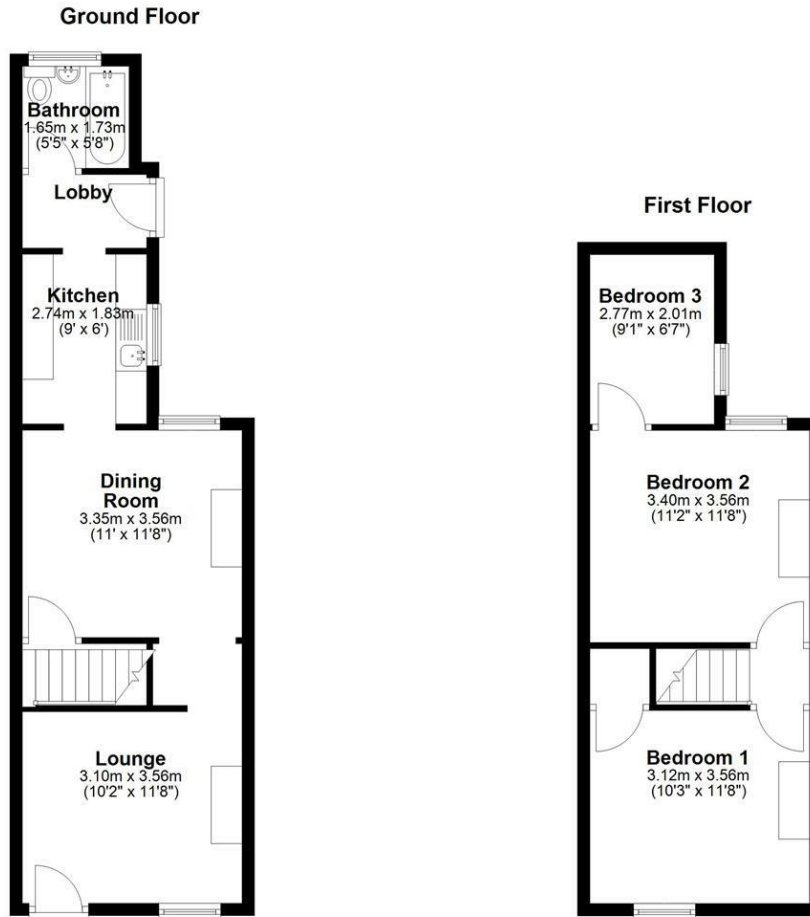
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

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

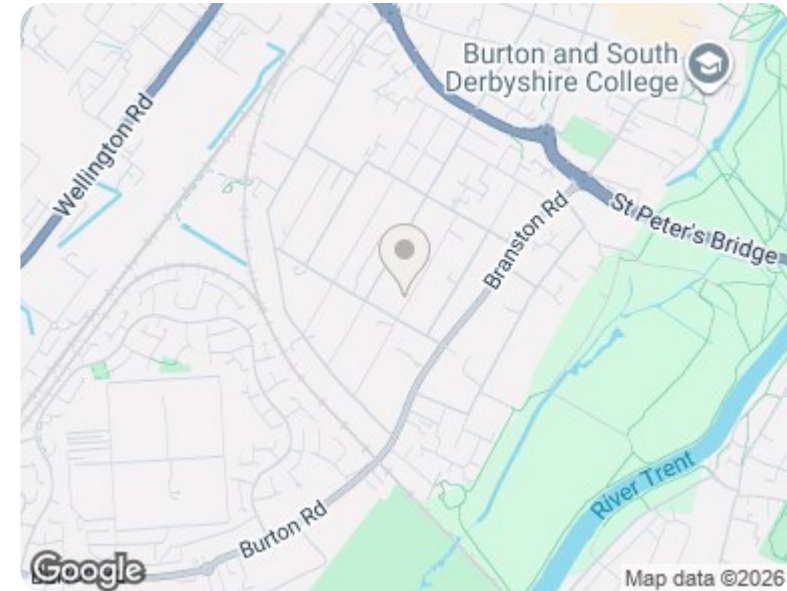








NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. 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) A		
(81-91) B		87
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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