



A traditional mid-terraced property occupying a popular and established residential location within Burton-on-Trent, offering well-proportioned accommodation throughout and an ideal opportunity for the first-time buyer or investor alike.

The accommodation opens with a UPVC double glazed front entrance door leading into the front reception room, having a UPVC double glazed window to the front elevation, electric storage heater and an internal door leading through to the second reception room. The dining room provides a feature fireplace, UPVC double glazed window, a useful under-stairs storage cupboard and staircase rising off to the first-floor accommodation, with a door leading through to the fitted kitchen. The kitchen is positioned to the rear aspect and offers a selection of fitted base cupboards and drawers with matching eye-level wall units, preparation work surfaces incorporating a built-in oven with four-ring electric hob and tiled splash backs. With UPVC double glazed windows and a rear entrance door providing access onto the rear garden.

To the first floor, the landing provides access to two good sized family bedrooms, with the shower room positioned on the rear elevation. The shower room offers a low level WC, hand wash basin and a double walk-in shower enclosure, with an airing cupboard housing the hot water cylinder and a UPVC double glazed window.

Outside, a shared gated entry leads through to an established rear garden, offering a pleasant combination of patio and lawn areas.

All internal viewings are highly recommended and strictly by appointment only.

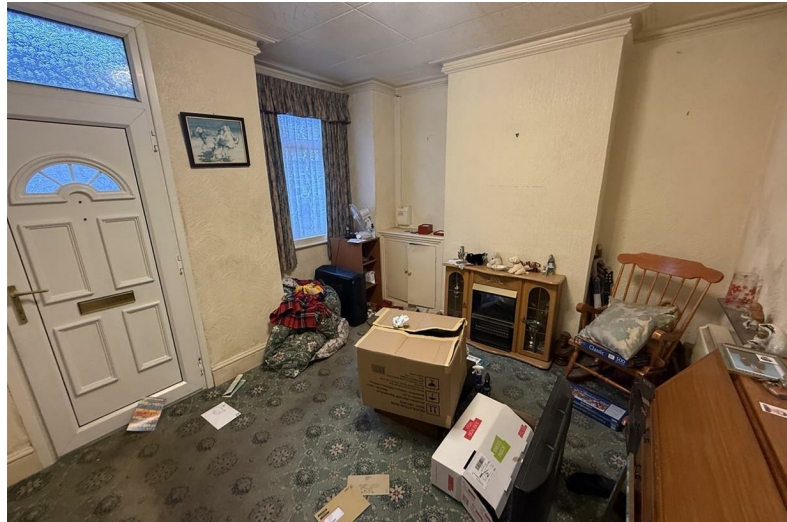


Property construction: Standard  
Parking: None  
Electricity supply: Mains  
Water supply: Mains  
Sewerage: Mains  
Heating: None  
Council Tax Band: A  
Local Authority: East Staffordshire Borough Council  
Broadband type: TBC - See Ofcom link for speed:  
<https://checker.ofcom.org.uk/> Mobile signal/coverage:  
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.


Draft details awaiting vendor approval and subject to change. Property going through probate, being deceased estate this can cause unexpected delays to the purchase and sale process.

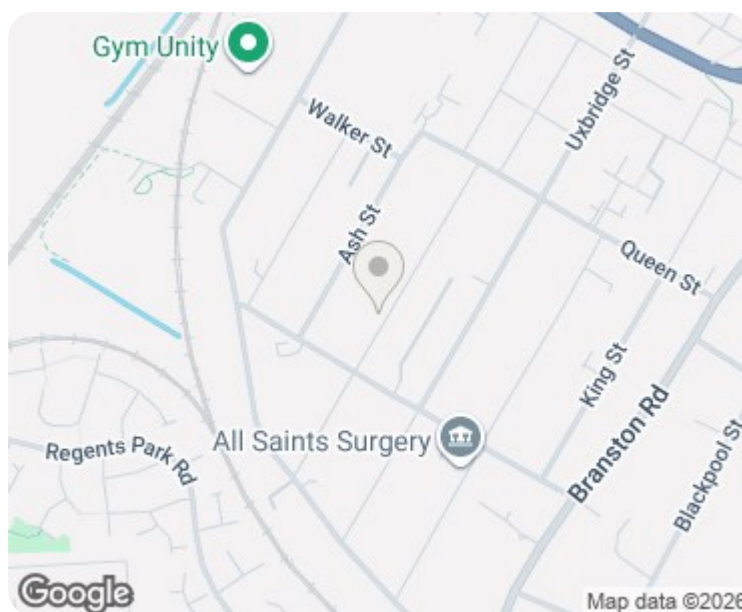






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 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, Branstons 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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