



Oak Street, Burton-On-Trent, DE14 3PS

Asking Price £125,000

**** No Upward Chain ** Three Generous Bedrooms ****

A Traditional Mid Terrace Home having gas central heating and uPVC double glazing throughout. The home opens with a front door to the lounge with meter cupboard and double doors leading into the separate dining room on the rear aspect with a useful under stair storage cupboard, window to the rear aspect and stairs rising to the first floor accommodation.

The kitchen provides a selection of fitted units with freestanding appliances, cooker, washing machine and tumble dryer included, window and door to the rear garden, and a rear lobby area ideal for further storage.

The ground floor bathroom provides a white three piece bathroom suite with shower positioned above the bath and fully tile walls.

The first floor has three generous bedrooms, the larger master across the front aspect with built-in cupboard. The home has a gas fired combination boiler supplying the central heating system and is concealed within the third bedroom cupboard.

The rear garden has a variety of shrubs with patio area. View by appointment only.

The Accommodation

Lounge

3.96m x 3.33m (13'0 x 10'11)



Ground Floor Bathroom

2.06m x 1.65m (6'9 x 5'5)



Dining Room

3.96m x 3.63m (13'0 x 11'11)



First Floor

Bedroom One

3.96m x 3.33m (13'0 x 10'11)



Kitchen

3.18m x 2.13m (10'5 x 7'0)



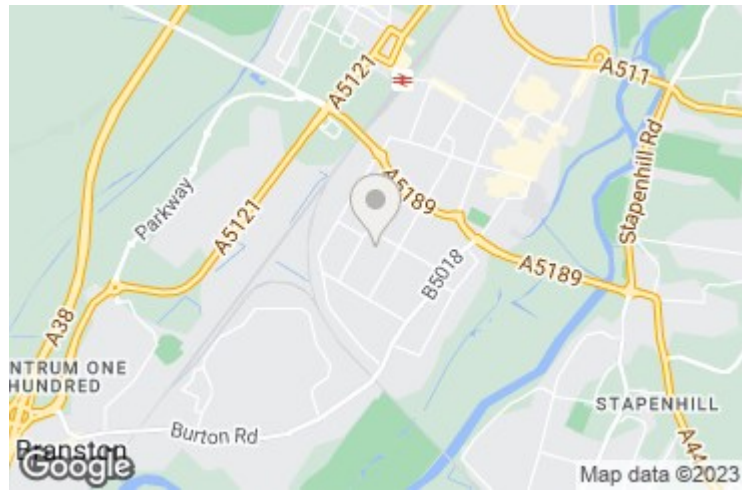
Bedroom Two

3.63m x 3.05m (11'11 x 10'0)



Bedroom Three

4.70m x 2.11m (15'5 x 6'11)



Rear Garden

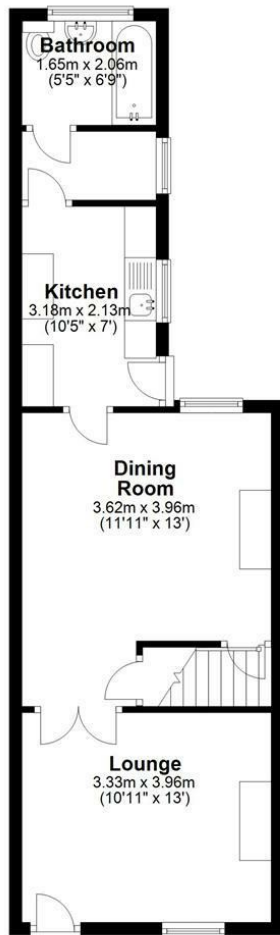


Draft details awaiting approval and subject to change.
Awaiting EPC inspection



Council Tax Band A

Ground Floor



First Floor



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Plan produced using PlanUp.

Council Tax Band A Freehold

Services. Main's water, gas and electricity are understood to be available to the property but 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.

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.

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. 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.

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

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