



A traditional mid-terrace property situated within the heart of Burton-on-Trent, conveniently positioned close to a wide range of town-centre amenities and transport links. The home is set back from the road behind a small fore garden, with a shared side entry providing access to a side entrance door.

The side entrance door opens into a hallway with a useful below-stairs storage cupboard and doors leading through to the principal ground-floor accommodation. Positioned across the front elevation is the dining room, to the rear aspect of the home is the lounge with patio doors and door to the kitchen is also positioned to the rear of the property. Concluding the ground floor a rear lobby, a door leads through to a ground-floor guest WC.

The first floor has doors to all bedrooms and the bathroom. The master bedroom is a generously proportioned double room positioned across the front elevation, the second bedroom is located to the rear elevation and includes a built-in cupboard, the third bedroom, a single room positioned to the far rear aspect alongside the bathroom. The home benefits a generous rear garden with shared access.

All viewings by appointment only.

## The Accommodation

A traditional mid-terrace property situated within the heart of Burton-on-Trent, conveniently positioned close to a wide range of town-centre amenities and transport links. The home is set back from the road behind a small fore garden, with a shared side entry providing access to a side entrance door.

The side entrance door opens into a hallway with a useful below-stairs storage cupboard and doors leading through to the principal ground-floor accommodation. Positioned across the front elevation is the dining room, featuring a walk-in bay window, feature fireplace and double radiator, creating a welcoming space for family dining or entertaining.

To the rear aspect of the home is the lounge, offering a feature fireplace, double radiator and uPVC double-glazed French patio doors opening out onto the rear garden. A staircase rises from the lounge to the first-floor accommodation.

The kitchen is also positioned to the rear of the property and is fitted with a selection of base cupboards and drawers with matching eye-level wall units, free-standing cooker space (with cooker included) and additional appliance spaces. A uPVC double-glazed window overlooks the side elevation, and open access leads through to a rear lobby area with double radiator and uPVC door providing access to the garden. From the rear lobby, a door leads through to a ground-floor guest WC, fitted with WC, radiator and uPVC double-glazed window.

To the first floor, the landing provides access to a partially boarded storage loft and doors to all bedrooms and the bathroom. The master bedroom is a generously proportioned double room positioned across the front elevation, benefitting from a uPVC double-glazed window and double radiator. The second bedroom is located to the rear elevation and includes a built-in cupboard, radiator and uPVC double-glazed window. The third bedroom, a single room positioned to the far rear aspect, has a radiator, uPVC double-glazed window and houses the wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system.

The bathroom is fitted with a three-piece bathroom suite comprising WC, hand wash basin and panelled bath with electric shower over, complemented by a double radiator and uPVC double-glazed window.

Outside, the rear garden offers an extensive patio area ideal for outdoor seating and shared gated access leading back towards the front of the property.

The property is offered for sale with no upper chain and immediate vacant possession. All internal viewings are strictly by appointment only.

## Hallway

### Dining Room

12'4 x 10'4

### Lounge

12'4 x 12'3

### Kitchen

11'5 x 6'8

### Guest WC

## First Floor

### Bedroom One

16'2 x 11'0

### Bedroom Two

12'3 x 9'2

### Bedroom Three

7'4 x 6'8

### Bathroom

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

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

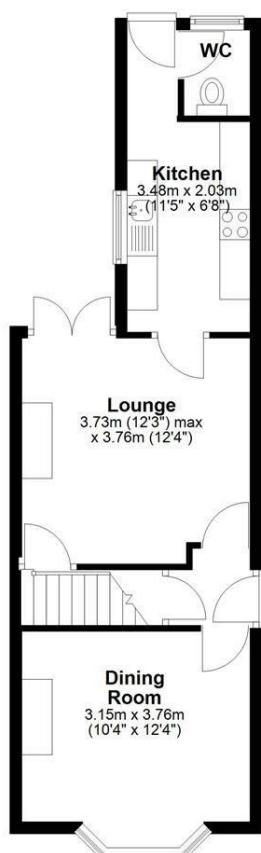
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Draft details awaiting vendor approval and subject to change

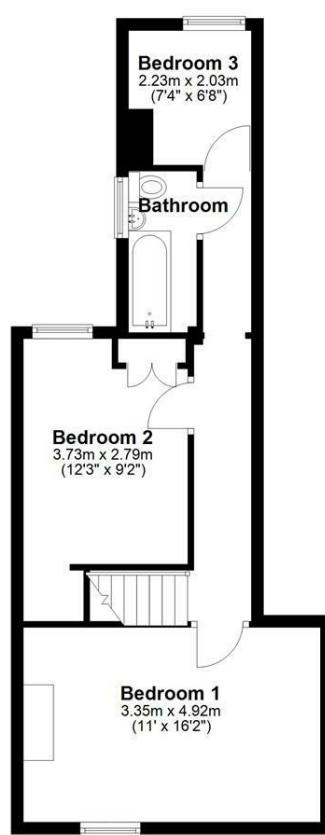




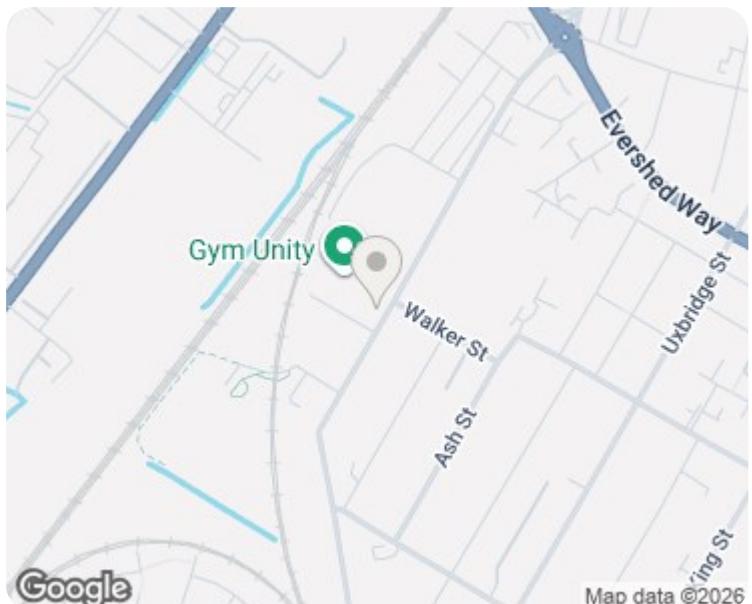
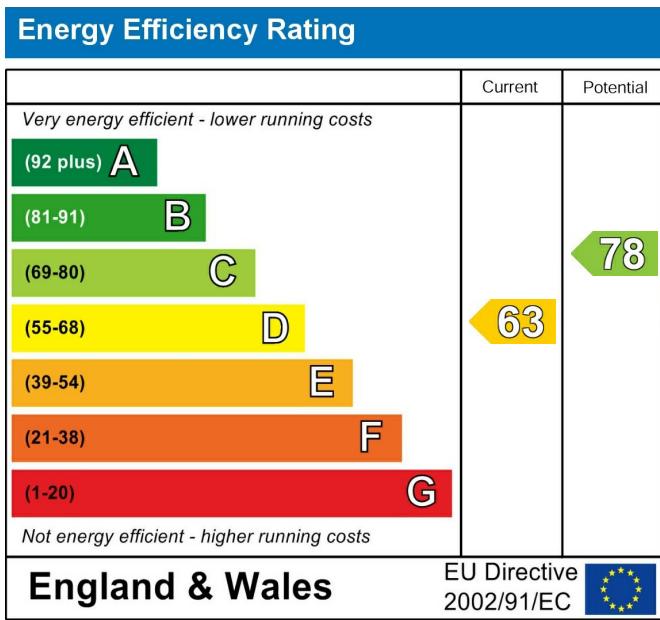
**Ground Floor**



**First Floor**



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Plan produced using PlantUp.



## 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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