



A traditional mid-terrace property which is ideal for a first time buyer or investor. The property is currently tenanted and achieving £775pcm, however, will be vacant in December. The home features a front lounge, open-plan dining kitchen, rear lobby and ground-floor shower room.

The first floor provides two double bedrooms and a third larger single bedroom. Outside is a shared entry giving access to the rear garden with outbuilding.



### The Accommodation

A traditional mid-terrace property, which is ideal for a first time buyer or investor. The property is currently tenanted and achieving £775pcm, however, will be vacant in December.

The accommodation opens with a front entrance door leading into the lounge, positioned to the front elevation, with laminate flooring, radiator and window overlooking the frontage. A door leads through to the open-plan dining kitchen, offering a selection of fitted units, freestanding cooker space with gas point, freestanding plumbing and appliance space for a washing machine, single drainer sink unit and preparation work surfaces. There is a window to the rear aspect, door leading to the staircase with a useful under-stairs storage cupboard, and door through to the rear lobby.

The rear lobby provides access out to the rear garden and a door through to the fitted ground-floor shower room. The shower room offers a low-level WC, pedestal hand-wash basin and corner shower enclosure with thermostatic shower. Within the shower room is a wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system.

To the first floor is a generously proportioned master double bedroom positioned across the front elevation. A second double bedroom lies on the rear aspect, and to the far rear of the home is a third good-sized single bedroom.

Outside, a shared entry with neighbouring properties provides access to the rear garden, which includes a purpose-built outbuilding and garden area.

### Lounge

11'11 x 10'11

### Kitchen Diner

11'11 x 11'2

### Ground Floor Shower Room

### Bedroom One

13'5 x 10'10

### Bedroom Two

11'2 x 10'6

### Bedroom Three

9'0 x 8'5

Some images in this advert were taken before the existing tenant in occupancy moved into the home.

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.

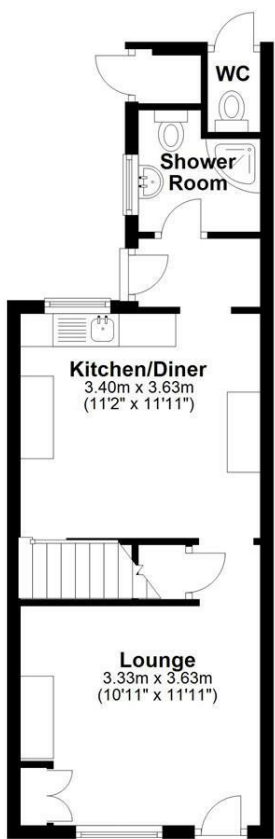
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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

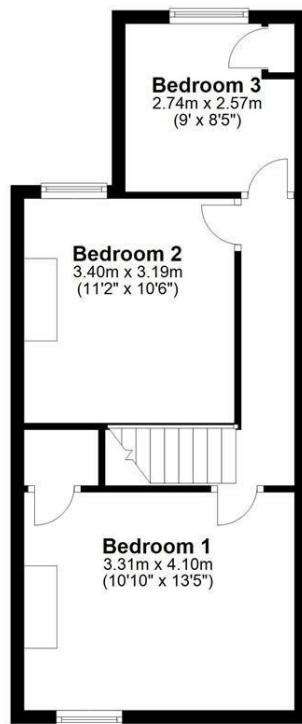




**Ground Floor**



**First Floor**



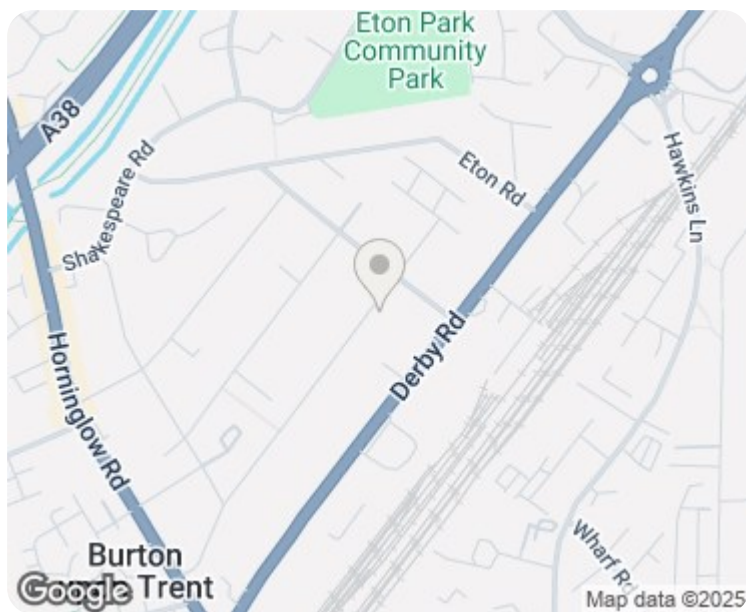
NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.  
Plan produced using PlanUp.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</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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