



Tennyson Road, Burton-On-Trent, DE14 2SA

**Nicholas
Humphreys**

Asking Price £175,000

A beautifully modernised and improved three-bedroom semi-detached home, occupying a popular residential location close to local amenities, schools and excellent transport links.

Finished to a high standard throughout, the property features a spacious dual-aspect open-plan lounge diner, a stunning refitted kitchen with integrated Bosch appliances, a useful utility/store room, three well-proportioned bedrooms, separate bathroom and WC, block paved frontage and an extensive enclosed rear garden. An internal inspection is highly recommended.



The Accommodation

A delightful modernised and improved semi-detached home, situated within a popular residential location. Set back from the road behind a block-paved frontage, the property is entered via a uPVC double-glazed front entrance door leading into a welcoming reception hallway.

The hallway is finished with attractive laminate flooring, has a single radiator, staircase rising to the first-floor accommodation and a glazed internal door leading through to the impressive open-plan lounge diner. This spacious dual-aspect reception room enjoys an abundance of natural light through uPVC double-glazed windows to both the front and rear elevations, with pleasant views across the enclosed rear garden.

A glazed door leads into the stylish refitted kitchen, finished to a high standard with a comprehensive range of white gloss-fronted base cupboards and drawers complemented by matching eye-level wall units and attractive tiled splashbacks. The kitchen is equipped with an excellent range of integrated Bosch appliances including an electric oven, combination microwave oven, concealed fridge freezer, dishwasher, washing machine and a five-ring Bosch induction hob with an angled extractor hood above. Porcelain tiled flooring, inset ceiling spotlights and a uPVC double-glazed window overlooking the rear garden complete this impressive room. Accessed from the kitchen is a useful utility/store room positioned to the side of the property. This versatile space benefits from porcelain tiled flooring, a useful understairs storage cupboard, single radiator, uPVC double-glazed window and a rear access door leading directly into the garden.

The first-floor landing provides access to three well-proportioned bedrooms. The principal bedroom spans the front elevation and benefits from a built-in storage cupboard. The second bedroom is a generous double overlooking the rear garden, whilst the third bedroom enjoys a built-in storage cupboard and is positioned alongside the airing cupboard housing the gas-fired combination boiler supplying the domestic hot water and central heating system. The bathroom is fitted with a white suite comprising a panelled bath and hand wash basin, together with a radiator and uPVC double-glazed window. Adjacent is a separate WC, providing additional practicality for family living.

Outside, the property enjoys an extensive enclosed rear garden featuring a paved patio seating area leading onto a well-maintained lawn with fenced boundaries and a useful timber garden shed. Gated side access returns to the front of the property.

Conveniently located close to a wide range of local amenities, reputable schools and excellent transport links, this beautifully presented home offers an ideal opportunity for first-time buyers, growing families and those looking to move straight into a well-appointed property.

All viewings are strictly by appointment only.

Hallway

Lounge Diner

5.99m max x 3.66m max into recess (19'8 max x 12'0 max into recess)

Kitchen

3.45m x 2.67m (11'4 x 8'9)

Utility Room

3.23m max x 1.88m max (10'7 max x 6'2 max)

Bedroom One

3.71m x 3.33m (12'2 x 10'11)

Bedroom Two

4.32m max x 2.67m max (14'2 max x 8'9 max)

Bedroom Three

3.33m x 1.93m (10'11 x 6'4)

WC & Separate Bathroom

Property construction: Standard
Parking: None (Paving to the front No Drop kerb)
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.

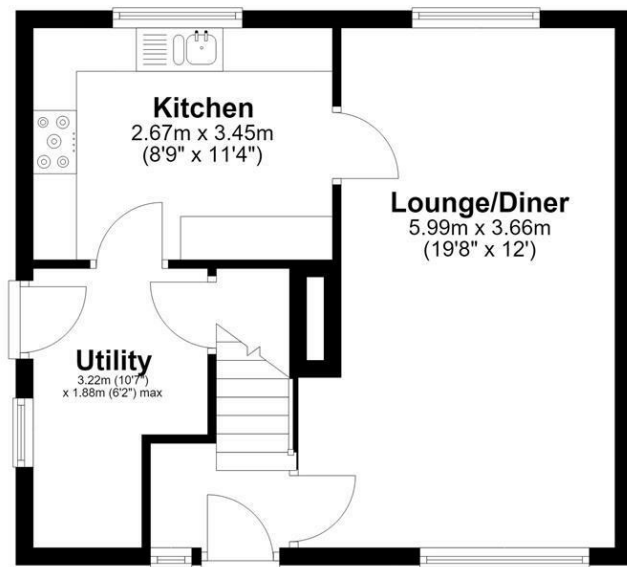
Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your 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



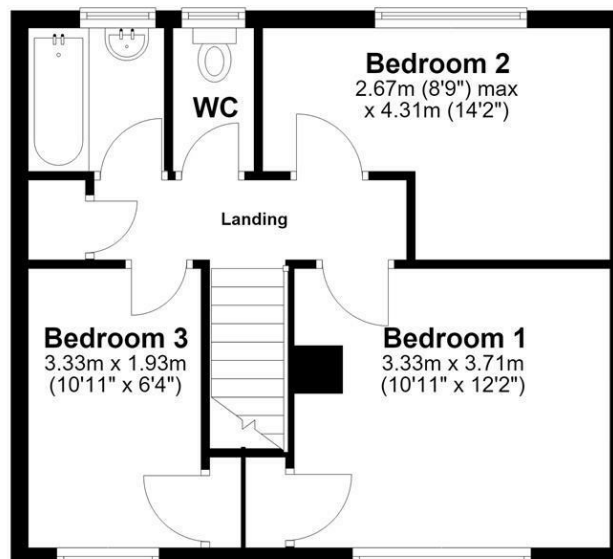




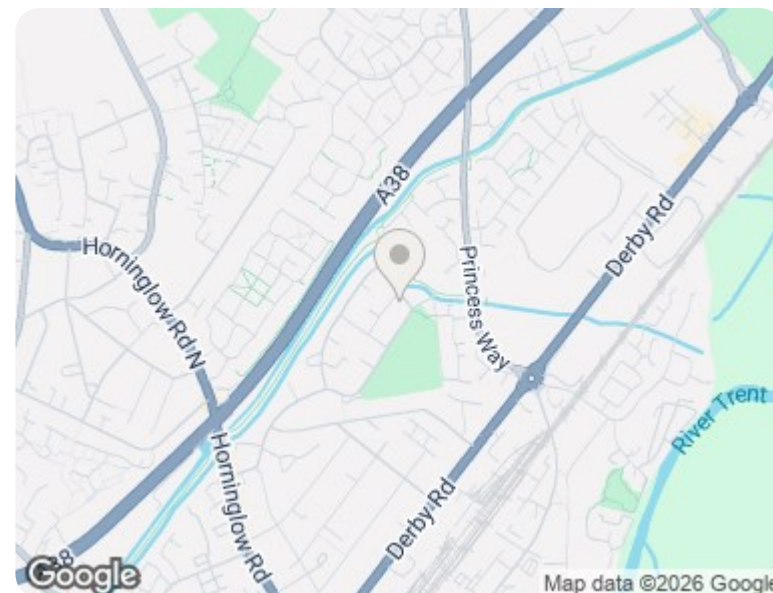
Ground Floor



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) A		
(81-91) B		83
(69-80) C	69	
(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 	

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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