



A traditional mid-terrace home situated in the heart of Burton-on-Trent, offered for sale with no upward chain and immediate vacant possession.

Ideally suited to first-time buyers or investors, the property offers two double bedrooms, two reception rooms, fitted kitchen, ground-floor guest cloakroom and first-floor bathroom located off the 2nd bedroom, together with an enclosed rear garden. Viewing is highly recommended

## The Accommodation

A traditional mid-terrace property situated in the heart of Burton-on-Trent, offered for sale and ideally suited to first-time buyers or investors alike.

The accommodation opens with a UPVC double-glazed front entrance door leading into the lounge positioned on the front aspect, having a UPVC double-glazed window, single radiator, meter cupboard and feature fireplace with wall-mounted electric fire. A door leads through to an inner lobby with staircase rising off to the first-floor accommodation and a further door giving access into the dining room.

The dining room is positioned across the rear aspect of the property and benefits from laminate flooring, a UPVC double-glazed window to the rear elevation and a useful walk-in under-stairs storage cupboard. A glazed internal door leads through to the fitted kitchen.

The kitchen offers a selection of fitted base cupboards and drawers with matching eye-level wall units, incorporating a single drainer sink unit, cooker space with gas point, and free-standing appliance spaces for fridge freezer and cooker (appliances available). There is a UPVC double-glazed window and door giving access to the rear garden, together with a modern wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system. A door from the kitchen leads through to the ground-floor guest cloakroom.

The guest cloakroom is fitted with a WC and pedestal hand wash basin, with extractor fan and additional free-standing appliance space for a washing machine.

To the first floor, the master double bedroom is positioned across the front elevation and benefits from a UPVC double-glazed window, single radiator and a useful walk-in wardrobe. The second double bedroom is located to the rear aspect with UPVC double-glazed window and single radiator, and has a connecting door leading into the family bathroom.

The family bathroom is fitted with a WC, pedestal hand wash basin and P-shaped shower bath with curved shower screen and mixer shower tap. There is complementary tiling to the walls, single radiator, a built-in storage cupboard and a UPVC double-glazed window.

Outside, the property benefits from a shared gated right of access leading to the enclosed rear garden, which features an extensive paved patio area, garden shed and lawned garden with fenced boundaries.

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

### Lounge

12'1 x 11'4

### Dining Room

12'1 x 11'2

### Kitchen

12'3 x 6'5

### Guest Cloakroom

### Bedroom One

12'1 x 11'4

### Bedroom Two

12'1 x 11'3

### Bathroom

11'8 x 6'5

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)

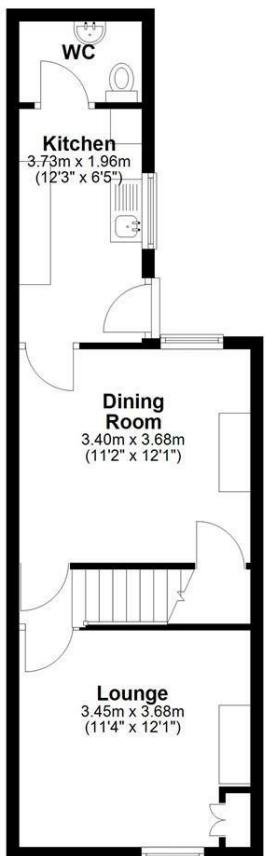
An on-site management fee may apply to all modern or new developments.

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. The home is located within the town selective licence area for landlords, fees apply. Draft details awaiting vendor approval and subject to change awaiting EPC





### Ground Floor



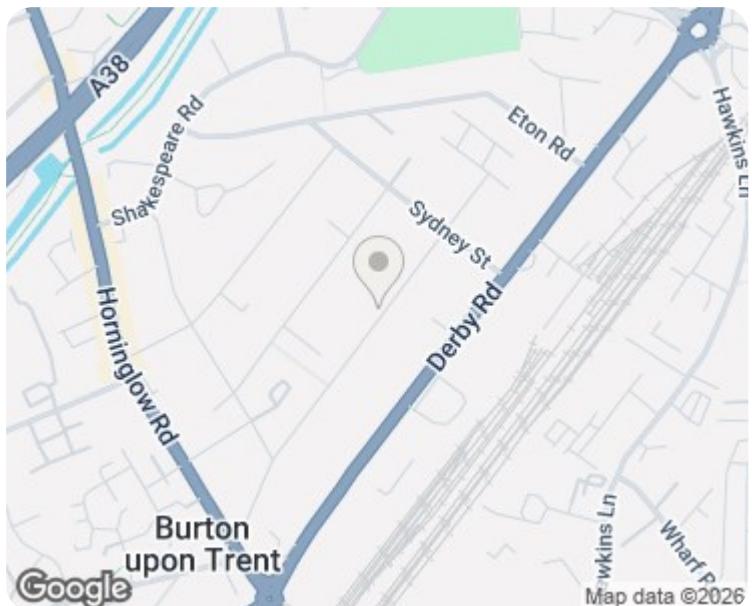
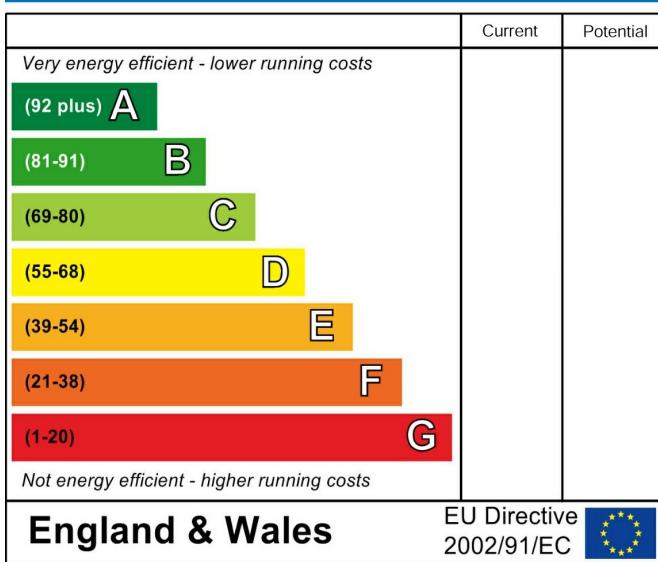
### First Floor



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



## 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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