



Calais Road, Burton-On-Trent, DE13 0UW

Nicholas  
Humphreys

£165,000

**\*\* Traditional End Terrace \*\* Two Double Bedrooms \*\* Bathroom & Shower Room \*\* Delightful Interior \*\***

A well-presented traditional end-terrace home situated in a sought-after location close to Burton town centre and Burton Hospital. This spacious period property offers two reception rooms, a modern fitted kitchen and ground floor shower room/utility.

The first floor provides two generous double bedrooms and a stylish first floor bathroom. Outside features an established rear garden with patio, lawn and outbuilding. Tastefully decorated throughout, this home is ideal for first-time buyers or investors. With no upward chain, viewing is strictly by appointment only.



## The Accommodation

A traditional end-terrace property situated in a desirable residential location in the heart of Burton-on-Trent, conveniently placed for a wide range of local amenities including Burton Hospital. This tasteful period home is set back from the road behind a fore garden, with a uPVC double-glazed entrance door opening into the front dining room. Positioned to the front elevation, the dining room enjoys a walk-in bay window, an Adam-style feature fireplace with inset electric fire, double radiator and original plaster-moulded coving to the ceiling, creating an attractive first impression. A glazed door leads through to the separate lounge, located to the rear aspect, where there is a living flame coal-effect gas fire set within a polished stone surround, a uPVC double-glazed window, double radiator, useful understairs storage cupboard and staircase rising to the first floor.

Beyond the lounge is a modern fitted kitchen, appointed with a comprehensive range of base cupboards and eye-level wall units together with integrated double oven, four-ring gas hob, built-in fridge and freezer, ceramic tiled flooring, double radiator and a uPVC double-glazed window to the side elevation. A door leads through to the rear lobby, which has a uPVC double-glazed door opening onto the garden and access to the ground floor shower room/utility. This practical space is fitted with a double walk-in shower enclosure with electric shower, WC, complementary wall tiling, ceramic tiled flooring and a uPVC double-glazed window to the rear, along with freestanding appliance space for both a washing machine and tumble dryer.

To the first floor, the landing gives access to two particularly spacious double bedrooms. The main bedroom is positioned on the front elevation and benefits from a uPVC double-glazed window with fitted shutter blinds, a selection of built-in double wardrobes with overhead storage cupboards, and a double radiator. The second double bedroom is located to the rear aspect and features a useful over-stairs storage cupboard, radiator and a uPVC double-glazed window overlooking the garden. The first floor bathroom is fitted with a modern three-piece white suite incorporating a hand wash basin with mixer tap and storage cupboards beneath, WC with matching gloss-fronted storage, and a double shower enclosure with thermostatic shower. There is also a cupboard housing the gas-fired combination boiler, together with stylish complementary wall tiling, a radiator, LED-lit wall mirror and uPVC double-glazed window.

Outside, a shared gated side entry leads through to the established rear garden, which has been arranged to provide a block-paved patio area with steps rising to a lawned garden, a further paved seating area and an outbuilding ideal for storage. Tastefully presented throughout in neutral décor, this attractive home offers an excellent opportunity for the first-time buyer or those seeking a well-placed and well-maintained property close to Burton town centre. All internal viewings are strictly by appointment only.

## Dining Room

3.73m x 3.45m (12'3 x 11'4)

## Lounge

3.73m x 3.71m (12'3 x 12'2)

## Kitchen

3.66m x 2.31m (12'0 x 7'7)

## Shower Room

2.31m max x 2.13m (7'7 max x 7'0)

## Bedroom One

4.14m to wardrobes x 3.43m (13'7 to wardrobes x 11'3)

## Bedroom Two

3.81m x 3.73m (12'6 x 12'3)

## Bathroom

3.61m x 2.34m (11'10 x 7'8)

Property construction: Standard

Parking: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

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.

## 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.

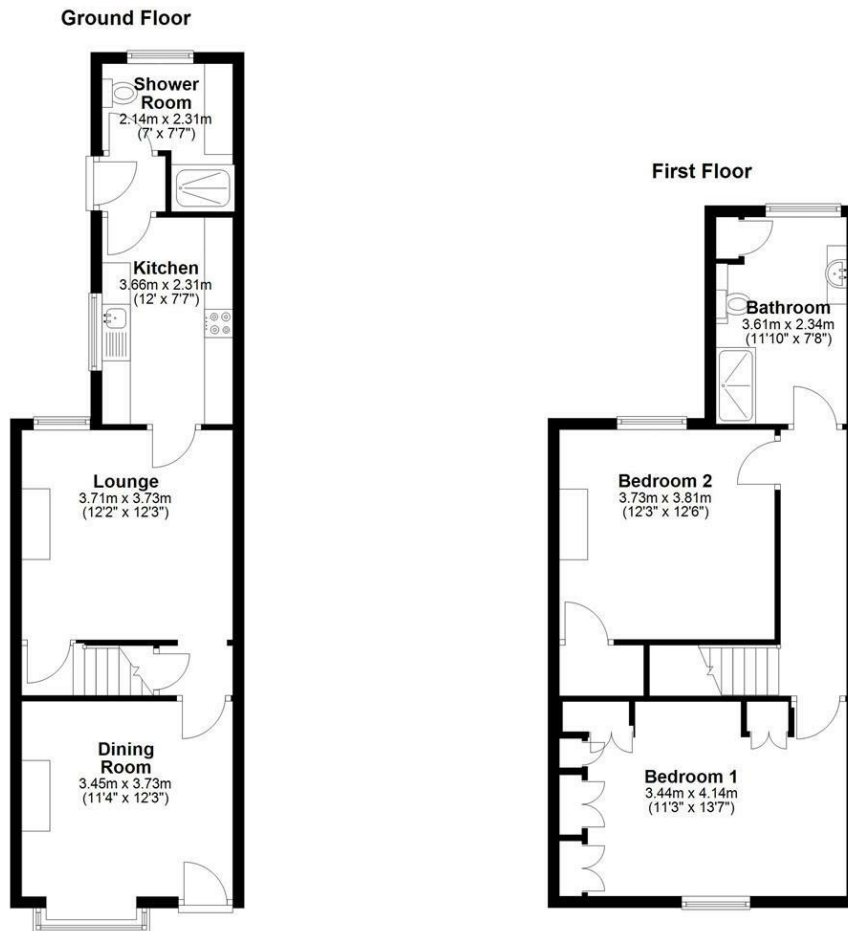
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

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, awaiting EPC inspection

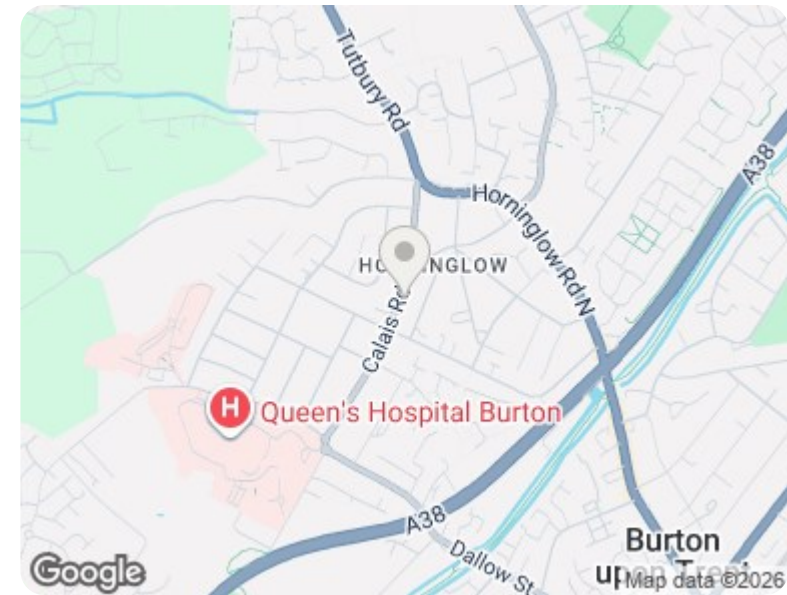








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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

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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