Nicholas Humphreys

Horninglow Road, Burton-On-Trent, DE14 2PR

£115,000

** Mid Terrace ** Two Double Bedrooms ** Two Bathrooms ** Rear Garden **

The accommodation briefly comprises of a front lounge, breakfast kitchen, downstairs bathroom and utility room located within the side lean too.

To the first floor there are two double bedrooms, a further fitted bathroom and access to boarded a loft area with sky light window. The property further benefits from uPVC double glazing and gas central heating. To the outside there is an enclosed rear garden. The property is well placed for access to the local amenities and may suit a buy to let landlord or first time buyer.

View By appointment.

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183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

Lounge
10'11 x 11'9
Front entrance door leads into the lounge having uPVC double glazed window, feature surround, radiator and door leading off to...

Kitchen Diner
11'9" x 10'11"
Selection of wall cupboards, units, work surfaces, single drainer sink unit, electric oven and hob, space for dining table, window overlooking the utility area, door leads to an inner lobby.

Lobby
With door leading to the utility area and door leads to the first bathroom.

Utility
10'0 x 6'3
The side laundry room having single glazed window, wood framed window to side and further side access door.

Ground Floor Bathroom
Bathroom suite comprising of low level wc, bath, wash basin and uPVC window to rear.

First Floor
On the first floor a small landing having doors leading to bedrooms one and two.

Bedroom One
11'9 x 10'11
Double bedroom one having uPVC double glazed window and radiator.

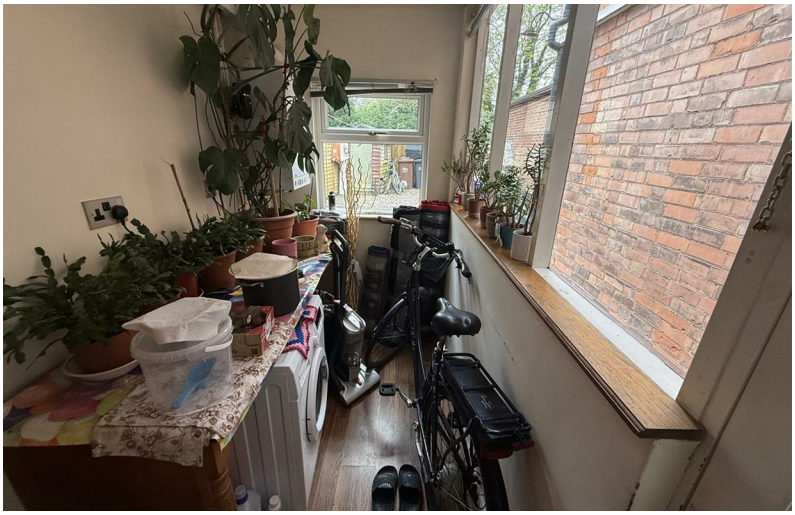
Bedroom Two
11'9 x 10'10
Again a good sized bedroom with radiator and uPVC double glazed window. The bedroom also having steps leading up to a boarded loft area and also a door leading to the second bathroom.

Bathroom
Bathroom suite having low level wc, bath with mixer shower tap, wash basin and window to side.

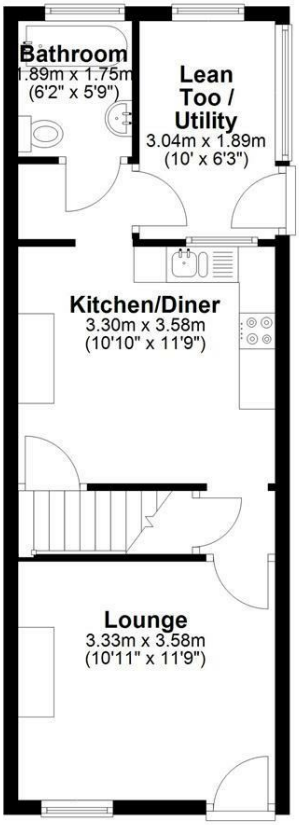
Loft Area
10'6" max x 14'1" sloping ceiling (max x 14'0"
Ideal for storage with a sky light window.

Rear Garden
Patio area and garden laid to lawn. There is access through the rear garden to a next door property.

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
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

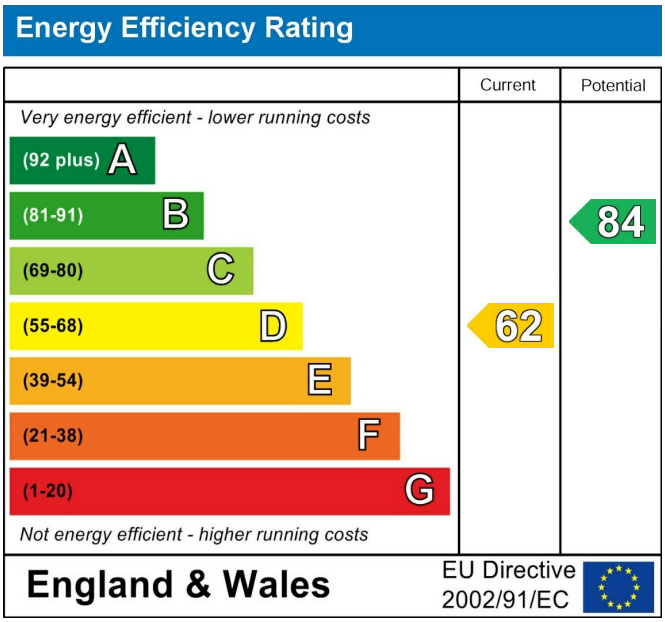


Ground Floor



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.



Council Tax Band A **Freehold**

Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

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