



**\*\* Landlords Only \*\* Investment \*\* Rented @ £720 pcm \*\***

A traditional character mid-terrace property located in a sought-after position in the centre of Burton. Currently being sold with tenants in occupation.

The internal accommodation opens with a UPVC front entrance door to an open-plan lounge diner, featuring laminate flooring, windows to both the front and rear aspects, and stairs rising to the first floor. The fitted kitchen includes a selection of base units with preparation work surfaces, a built-in oven and hob with an extractor chimney hood above, and a side-facing window. An access door leads to a rear lobby, with an internal door to the ground-floor shower room.

The ground-floor shower room is fitted with a white suite, including a low-level WC, hand wash basin, and corner shower enclosure, with complementary floor and wall tiling. Along the side aspect of the property, an external lean-to with a polycarbonate roof provides useful storage space and access to the rear garden via a back door.

The first-floor accommodation offers two bedrooms, with the master double located at the front. The property is majority UPVC double-glazed and gas centrally heated via a gas-fired combination boiler concealed within the kitchen.

A shared side-gated entry leads to the established rear garden, which is equipped with decking and a lawn. The property is being sold as an ongoing investment opportunity to landlords only, with viewings strictly by appointment.

**01283 528020**  
NICHOLASHUMPHREYS.COM

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



## The Accommodation

Lounge Diner  
24'10 x 10'0

Kitchen  
13'5 x 4'11 max

Ground Floor Shower Room  
6'3 x 4'11

First Floor

Bedroom One  
10'4 x 10'0

Bedroom Two  
14'2 max x 6'10 min

Landlords Only

Sold with tenants paying £720 pcm. The buyer will require buy to let finance or be a cash buyer.

Draft details awaiting vendor approval and subject to change.

Property construction: Standard

Parking: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Broadband type: TBC - See Ofcom link for speed:

<https://checker.ofcom.org.uk/> Mobile signal/coverage:

See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority: East Staffordshire Borough Council

Useful Websites:

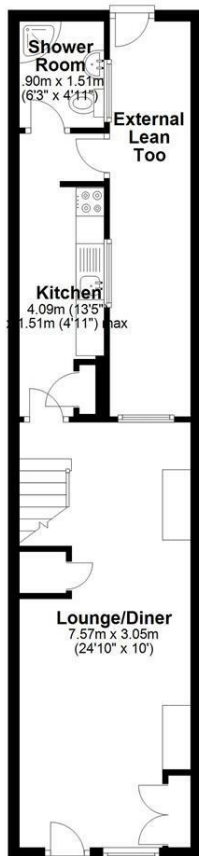
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)



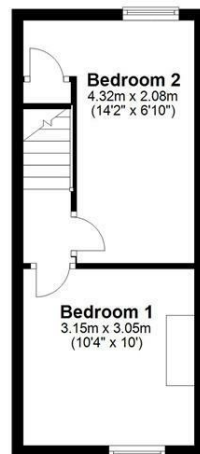




**Ground Floor**




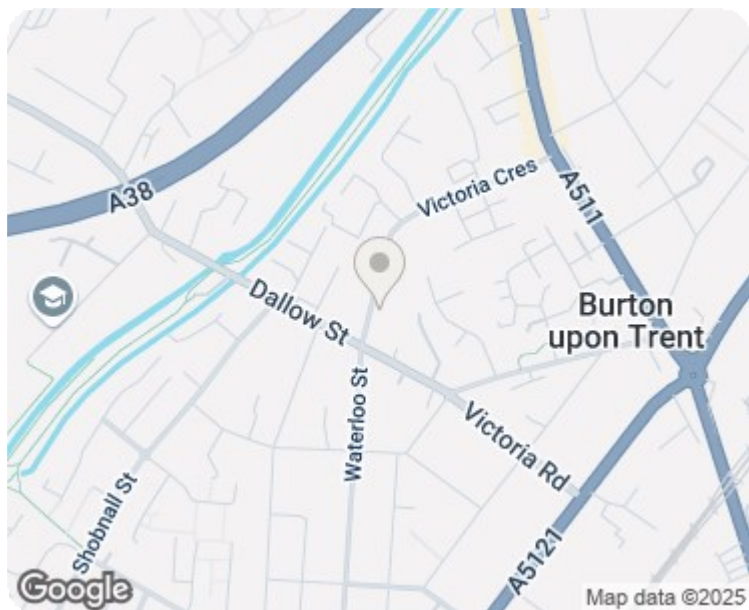
**First Floor**





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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