



Grange Street, Burton-On-Trent, DE14 2ES

Nicholas
Humphreys

£135,000

A traditional two double bedroom mid-terrace property situated in a popular residential location close to Burton town centre. Offering generously proportioned accommodation throughout, the home features two reception rooms, a fitted kitchen, first-floor bathroom with four-piece suite and an extensive rear garden.

Requiring a programme of modernisation and improvement, this property presents an excellent opportunity for first-time buyers or investors alike. Offered for sale with no upward chain.



The Accommodation

A traditional mid-terrace property occupying a popular and desirable residential location on Grange Street in Burton-on-Trent, set back from the road behind a fore garden and offering generously proportioned accommodation throughout. The property is entered via a glazed hardwood front entrance door leading into the lounge, where there is a feature fireplace with gas fire and coving to the ceiling, with a door opening through to the separate dining room.

The dining room enjoys a uPVC double glazed window to the rear elevation, a gas wall heater, staircase rising to the first-floor accommodation and a glazed door leading into the kitchen. The kitchen is fitted with a wide selection of base units and eye-level wall cupboards with preparation work surfaces, together with free-standing appliance space for a fridge freezer and washing machine, a built-in four-ring gas hob with double oven, double radiator, uPVC double glazed window overlooking the rear garden, a single glazed door giving access outside and a wall-mounted gas boiler supplying the radiators within the home, although the property does not benefit from full central heating throughout and is supplemented by gas wall heaters.

To the first floor, the landing gives access to two well-proportioned double bedrooms and the family bathroom. The principal bedroom extends across the front elevation and includes a single radiator, uPVC double glazed window and a range of built-in wardrobes. The second double bedroom is positioned to the rear of the property and benefits from a single radiator, uPVC double glazed window and a useful over-stairs storage cupboard housing the hot water immersion heater. The bathroom is fitted with a four-piece suite comprising WC, hand wash basin, panel bath and separate shower enclosure, together with a radiator, wall-mounted gas heater, built-in storage cupboard, shaver point and a uPVC double glazed window to the rear aspect.

Outside, there is a shared gated side entry leading to the established rear garden, which features an extensive paved patio area, rose garden and a timber garden shed positioned towards the far end of the plot. Requiring a programme of moderate refurbishment and upgrading, this traditional home offers an excellent opportunity for purchasers looking to improve and add value. Offered for sale with no upward chain, early viewing is strictly by appointment only.

Property construction: Standard

Parking: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas (radiators and wall heaters)

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.

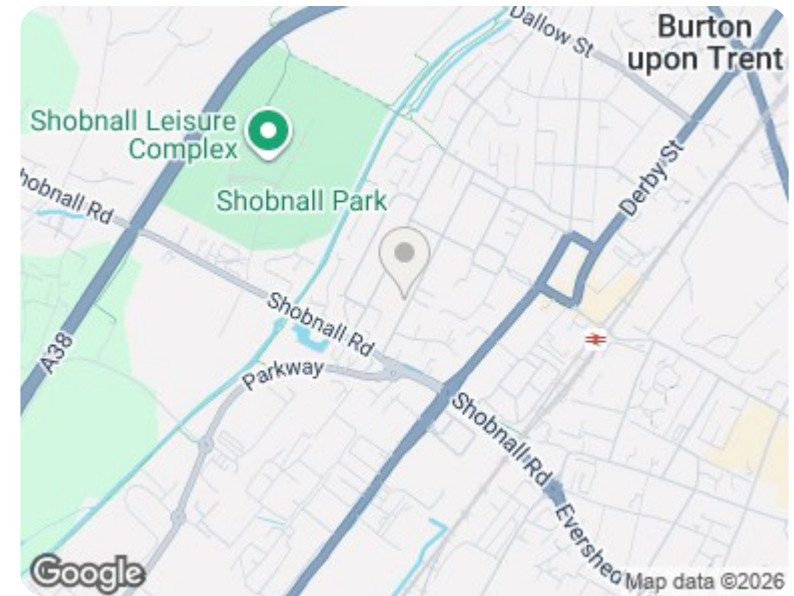
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.


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









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

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