



Short Street, Burton-On-Trent, DE15 9LT

Asking Price £109,950

**** LANDLORDS ONLY ** ON GOING INVESTMENT OPPORTUNITY ****

A Traditional End Of Terrace home currently Let at £495 pcm. The interior accommodation is presented to a good standard and well maintained throughout. The home has a front entrance door to the lounge on the front elevation, with door to the fitted kitchen, offering a selection of fitted units, built-in oven and hob with an extractor hood above, free standing appliance spaces, under stair storage cupboard with stairs rising above to the first floor accommodation. On the rear elevation is a rear hallway with door onto the garden and a fitted ground floor bathroom with a three piece white bathroom suite, with mixer shower tap above the bath, supplied by the modern gas fired combination boiler.

The first floor has two generous bedrooms. The property is fully uPVC double glazed and gas centrally heated. Outside is a good size rear garden.

The Accommodation

Lounge

3.63m x 3.40m (11'11 x 11'2)



First Floor

Bedroom One

3.61m x 3.38m (11'10 x 11'1)



Kitchen

2.87m x 2.64m (9'5 x 8'8)



Bedroom Two

2.87m x 2.64m (9'5 x 8'8)

Rear Garden



Rear Hallway

Ground Floor Bathroom

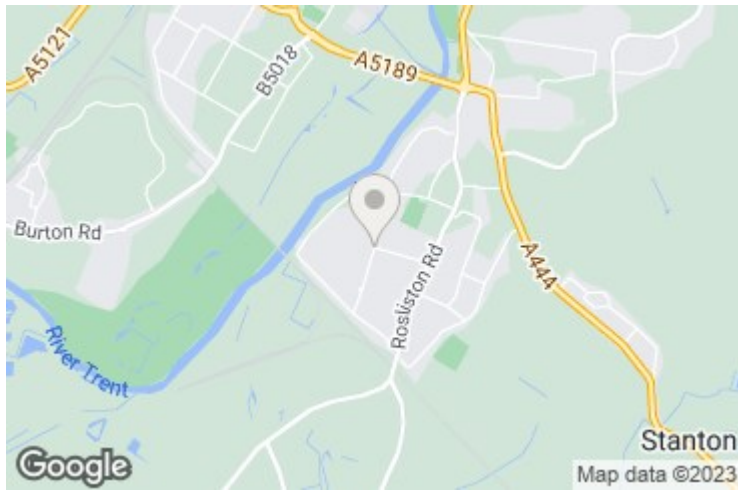
1.91m x 1.85m (6'3 x 6'1)



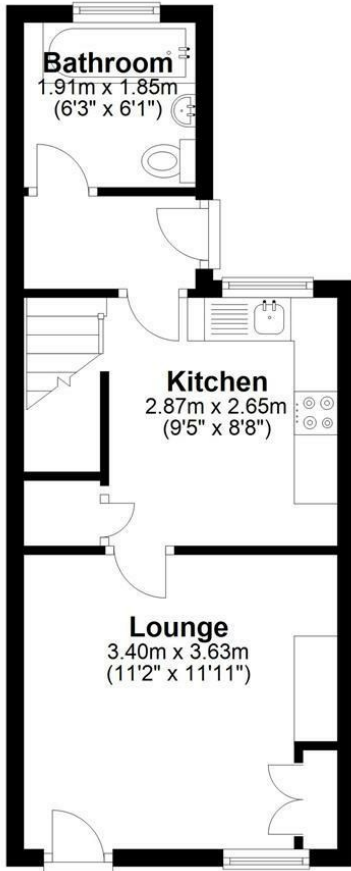
Draft details awaiting vendor approval and subject to change.

Awaiting revised EPC certificate inspection.

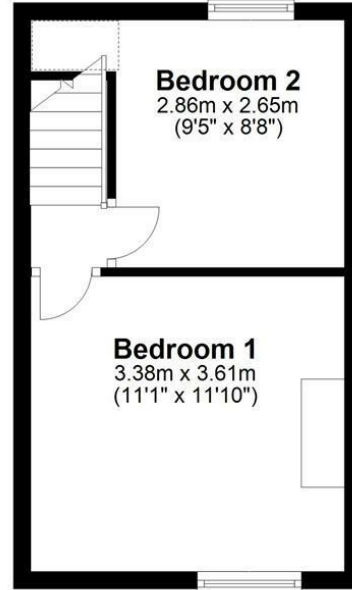
Tenant in occupation within agreement on a two month notice period. Being sold to landlords only.



Ground Floor



First Floor



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, 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

Services. Main’s water, gas and electricity are understood to be available to the property but 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.

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.

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. 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.

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

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