



## Calais Road, Burton-On-Trent, DE13 0UP

### Asking Price £154,995

**\*\* Semi Detached Property \*\* Previously Multi Room Let \*\* Ideal Investment \*\* Landlords Only \*\***

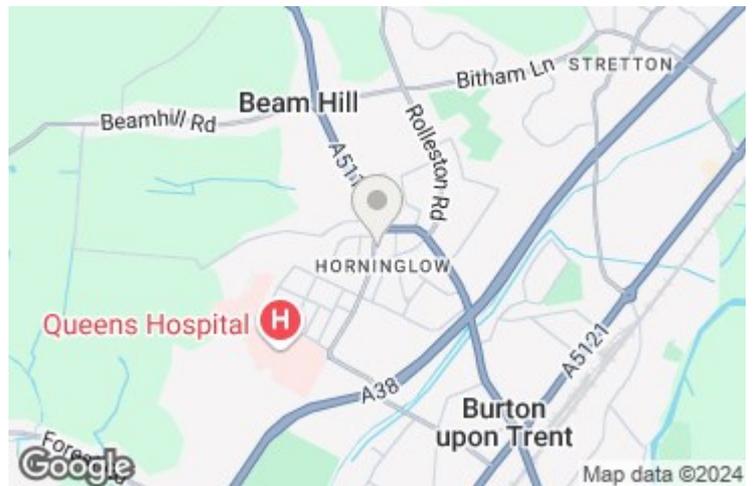
An extended semi detached home offering three bedroom accommodation, in brief offering; entrance hallway, lounge on the front elevation, rear kitchen fitted with a selection of units, built-in oven and hob with extractor hood above with an extended single storey dining area and a ground floor bathroom offering a three piece white suite with an electric shower above the bath.

The first floor offers three bedrooms, with a larger double bedroom across the front elevation. The home is uPVC double glazed and gas centrally heated. The property is set back from the road behind a front garden with side access to the established rear garden. The home is uPVC double glazed and gas centrally heated. The home would suit a family or investment buyer, having been used as a multi room let previously, offering attractive rental income. The home is Currently Let at £500 pcm on a 6 Month Agreement



Draft details awaiting vendor approval subject to change. Limited information provided, due to the home being tenanted, and not all rooms have been inspected.

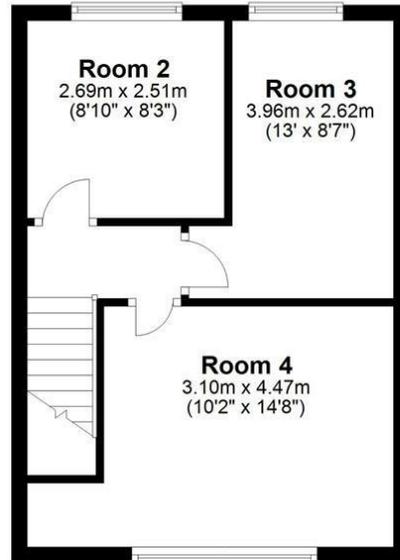
All buyers are deemed to have made their own enquiries and inspection before purchasing to satisfy themselves as to condition. It is the landlords intention to sell with vacant possession, however should a tenant be within the property this can cause a delay to the purchase process. As of November 2024 the home is occupied at £500 pcm on a six month AST. The home has previously been used as a HMO property, but not with deemed consent confirmed.



## 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 B

## 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.

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		56	
(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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