



Waterloo Street, Burton-On-Trent, DE14 2ND

Asking Price £105,000

A Traditional Mid Terrace Home ideal for the first time buyer or Investment, having uPVC double glazing and gas central heating. The uPVC door opens into the lounge across the front aspect with laminate flooring, access to the fitted kitchen with a selection of units, freestanding cooker, sink unit, stairs rising to the first floor and window onto the rear aspect.

There is a utility room with appliance spaces and a freestanding washing machine, with door to a guest cloakroom /WC.

The first floor has two double bedrooms and a bathroom located off the second bedroom fitted with a three piece white bathroom suite. Outside is a rear garden with shared gated entry to the front of the home and a front fore garden. The home has no upward chain.

The Accommodation

Lounge

3.30m x 3.25m (10'10 x 10'8)



Bedroom One

3.30m x 3.25m (10'10 x 10'8)



Kitchen

3.28m x 2.13m (10'9 x 7'0)



Bedroom Two

3.30m x 3.00m (10'10 x 9'10)



Utility Room

2.34m x 1.50m (7'8 x 4'11)



Bathroom

3.78m x 1.47m (12'5 x 4'10)



Guest WC

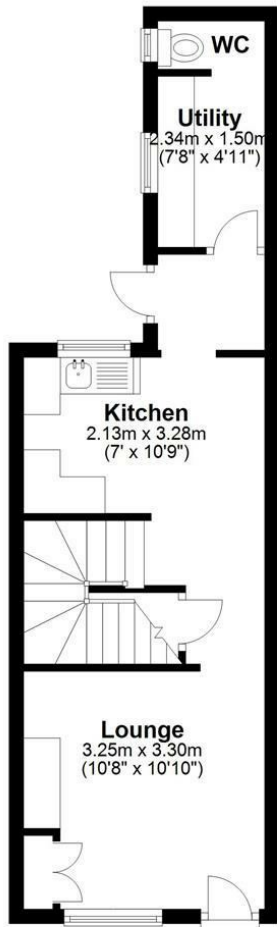
Rear Garden



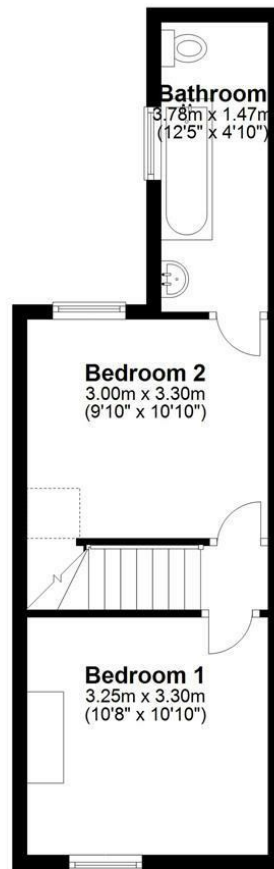
Draft details awaiting vendor approval subject to change



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			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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