



Nicholas  
**Humphreys**

**Forest Road, Burton-On-Trent, DE13 9TP**

**Offers Over £200,000**

# Forest Road, Burton-On-Trent

A unique and versatile larger than average mid terrace home located along the popular Forest Road, Outwood's area of Burton on Trent. The home has undergone substantial renovation and improvement and this double fronted terrace home provides deceptive internal accommodation with gas central heating supplied by the gas fired combination boiler, uPVC double glazing and new flooring and carpets throughout.

The home opens with a lounge across the front elevation with bay window, separate sitting room to the rear with a dual aspect open plan new fitted kitchen diner, with built-in oven, hob and dishwasher, a wide selection of fitted units. The utility room provides further free standing appliance space, gas boiler, back door to the garden and a through door to the new fitted shower room with a three piece shower room suite.

The first floor has a master bedroom on the front aspect and a new fitted shower room, there are three further generous bedrooms all freshly decorated and carpeted. The new bathroom has a four piece white bathroom suite with bath as well as a separate double shower enclosure, with twin sky light windows. Outside, the home has rear vehicle access off "Fred Brewer Way" to the rear garden and driveway.



## **The Accommodation**

### **Lounge**

4.04m x 3.30m (13'3 x 10'10)

### **Sitting Room**

4.04m x 3.58m (13'3 x 11'9)

### **Kitchen Diner**

8.00m x 2.69m (26'3 x 8'10)

### **Utility Room**

2.36m x 1.78m (7'9 x 5'10)

### **Shower Room**

2.36m x 1.75m (7'9 x 5'9)

## **First Floor**

### **Bedroom One**

4.04m max x 3.28m (13'3 max x 10'9)

### **En suite Shower room**

### **Bedroom Two**

4.19m x 2.74m (13'9 x 9'0)

### **Bedroom Three**

3.61m max x 2.74m max (11'10 max x 9'0 max)

### **Bedroom Four**

3.07m x 2.67m (10'1 x 8'9)

### **Bathroom**

3.86m x 2.29m (12'8 x 7'6)

## **Driveway & Rear Garden**

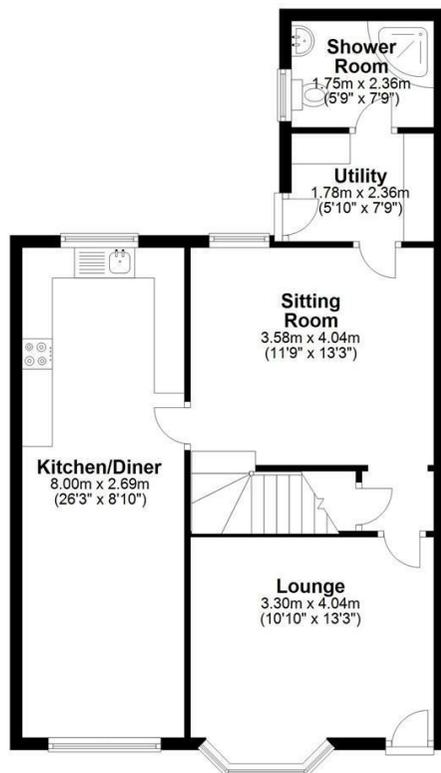
Draft details awaiting vendor approval and subject to change.

The EPC was carried out before completion of the new renovation.





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.

**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 before exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	49	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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