



Grants Yard, Burton-On-Trent, DE14 1BW

Nicholas  
**Humphreys**

£152,500

A well-presented two-bedroom mid-townhouse situated in a cul-de-sac position within walking distance of Burton town centre, local amenities, and the railway station.

Offering versatile accommodation, including a ground floor sitting room with utility area and an open-plan first floor lounge diner, the property also benefits from two generous bedrooms, a guest cloakroom, fitted kitchen, enclosed rear garden providing optional parking.

UPVC double glazed and gas centrally heated throughout, the home is offered for sale with no upward chain and immediate vacant possession.



## **The Accommodation**

A well-presented mid-townhouse style property occupying a highly convenient position in the heart of Burton town centre, within easy reach of a wide range of local amenities, the railway station, and an excellent selection of bars and restaurants. Situated within a cul-de-sac setting with allocated parking, this deceptively spacious home offers versatile accommodation throughout and is ideally suited to the first-time buyer, investor, or those seeking easy access to the town centre.

The accommodation begins with a front entrance door leading into a welcoming reception hallway, having a double radiator and staircase rising to the first-floor accommodation. Also on the ground floor is a fitted guest cloakroom, providing a WC, hand wash basin, radiator, and UPVC double-glazed window. Positioned across the rear elevation is a versatile sitting room combined utility space, enjoying sliding patio doors opening onto the enclosed rear garden, together with a UPVC double-glazed window and double radiator. A useful utility area is arranged to one corner of the room and incorporates a stainless steel single-drainer sink unit with plumbing and appliance space for domestic appliances.

To the first floor, the landing gives access to the open-plan lounge diner, positioned to the front of the home, offering a bright and spacious living area with radiator and access to the loft space, together with a door leading through to the kitchen. The kitchen is fitted with a selection of base units and eye-level wall cupboards, incorporating an integrated oven with four-ring gas hob and extractor hood above, sink unit, freestanding appliance space for a fridge, and a UPVC double-glazed window.

There are two generously proportioned bedrooms. The principal bedroom benefits from a useful walk-in wardrobe and also houses the wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system, together with radiator and UPVC double-glazed window. The second bedroom is also of an excellent size and is fitted with a selection of built-in double wardrobes, radiator, and UPVC double-glazed window. The bathroom provides a three piece white bathroom suite with window to the rear aspect.

Outside, the property enjoys potential parking within the plot (currently fenced as garden) and gated access leads through to an enclosed rear garden, having a paved patio, garden area, and fenced boundaries. The home is UPVC double glazed and gas centrally heated throughout and is offered for sale with no upward chain and immediate vacant possession.

## **Hallway**

## **Guest Cloakroom**

## **Sitting Room / Utility Room**

3.51m x 3.20m (11'6 x 10'6)

## **First Floor**

## **Lounge**

4.60m x 4.14m (15'1 x 13'7)

## **Kitchen**

2.13m x 2.01m (7'0 x 6'7)

## **Bedroom One**

3.51m x 2.34m (11'6 x 7'8)

## **Bedroom Two**

2.64m x 2.44m (8'8 x 8'0)

## **Bathroom**

2.51m x 1.70m (8'3 x 5'7)

## **Allocated Parking and Garden**

Property construction: Standard

Parking: Drive Within a Shared Parking Area

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

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](http://www.gov.uk/government/organisations/environment-agency)

An on-site management fee may apply to all modern or new developments. Grants Yard does have a charge to be confirmed by your acting legal conveyancer. The vendor has informed the charge is in the region of £211 per year.

## **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

Title Plans - This copy is not an 'Official Copy' of the title plan. HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

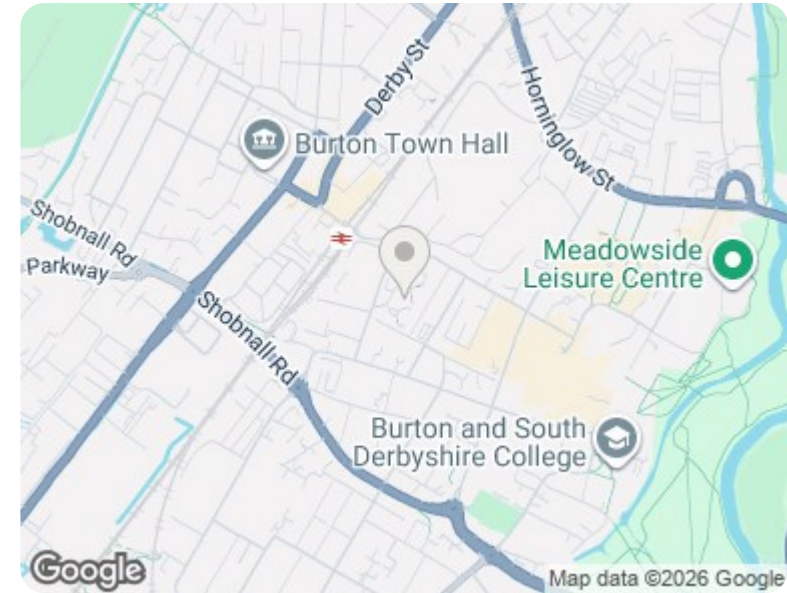








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Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(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	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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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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