



Wellington Street, Burton-On-Trent, DE14 2DS

£115,000

A traditional mid terrace home, modernised and re-furbished throughout offering uPVC double glazed and gas centrally heated accommodation. Offered for sale with no upward chain.

Opening with a front uPVC door to the lounge, with laminate flooring continuing through to the separate dining room, with a useful under stair storage cupboard, uPVC window and door to the rear garden and open access to the modern kitchen. The kitchen is at the rear of the home and benefits from both wall and base units, built-in appliances including a gas hob and electric oven, and further freestanding appliance spaces. The ground floor shower room features floor to ceiling tiles, walk in shower, wash basin and WC. The first floor has two double bedrooms, the second bedroom is located on the front elevation and a master double room to the rear aspect, has internal door to the second bathroom. The bathroom offer a three piece white suite with, WC, hand wash basin, bath with an overhead shower. The rear gardens features a patio area with lawn beyond and has two storage sheds.

Agents note: This property is more suitable to cash buyers, obtaining a mortgage may prove difficult due to the nature of commercial premises being alongside the home.

The Accommodation

Lounge

3.66m x 3.43m (12'0 x 11'3)



Dining Room

3.61m x 3.40m (11'10 x 11'2)



Kitchen

4.04m x 1.83m (13'3 x 6'0)



Ground Floor Shower Room



First Floor

Front Bedroom

3.61m x 3.43m (11'10 x 11'3)



Rear Bedroom

3.61m x 3.43m (11'10 x 11'3)



Bathroom

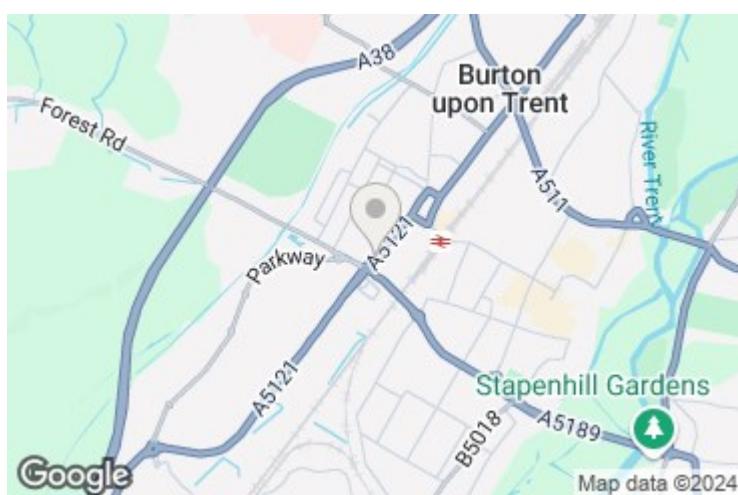
4.11m x 1.75m (13'6 x 5'9)



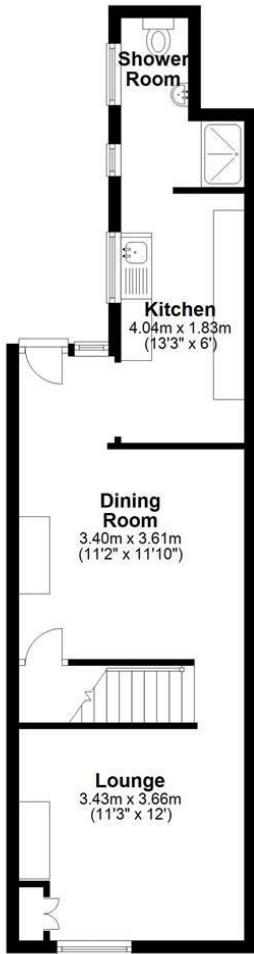
Rear Garden



Draft details awaiting vendor approval and subject to change.



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 A 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)	A	85	
(81-91)	B		
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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