



A semi-detached bungalow situated in an elevated position in a desirable part of Burton-on-Trent. The property benefits from UPVC double glazing and gas central heating throughout. The well-presented accommodation includes a side entrance door opening into a reception hallway, with doors leading to a spacious open-plan lounge diner with door to the fitted kitchen.

There are two good-sized double bedrooms. The master bedroom, located at the rear, includes built-in double wardrobes and matching drawers. The second double bedroom is at the front alongside a modern shower room.

Outside, the property features an elevated front garden, a side driveway providing off-road parking for several vehicles, and a detached single garage. A side gate leads to the tiered rear garden.

The property is conveniently located near Burton Hospital, Burton Town Centre, and the A38 commuter route linking Lichfield and Derby. Offered for sale with no upward chain, viewings are strictly by appointment only.



### The Accommodation

A semi-detached bungalow situated in an elevated position in a desirable part of Burton-on-Trent, close to Burton Hospital. The property benefits from UPVC double glazing and gas central heating throughout. The well-presented accommodation includes a side entrance door opening into a reception hallway, with doors leading to a spacious open-plan lounge diner at the front of the property, featuring a bay window and fireplace.

The fitted kitchen offers a variety of matching base cupboards and drawers, eye-level wall units, a built-in oven, a four-ring gas hob with an extractor hood, space for a washing machine and fridge-freezer, tiled flooring, and a UPVC window and door opening to the rear garden.

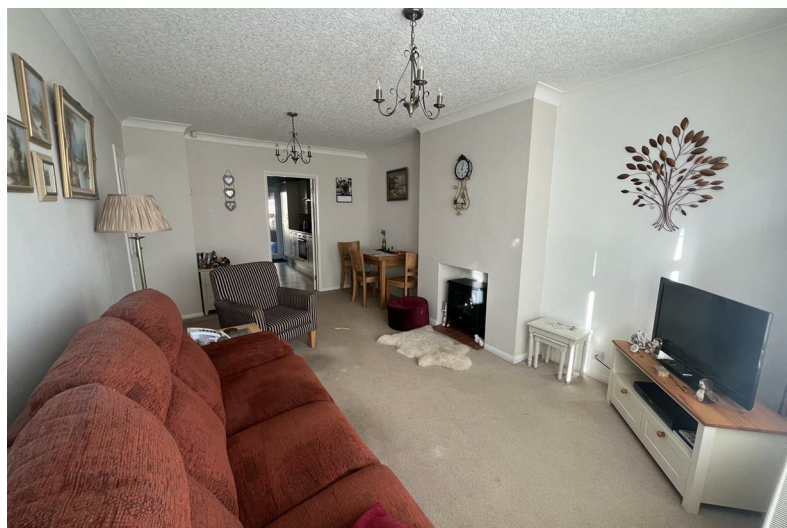
There are two good-sized double bedrooms. The master bedroom, located at the rear, includes built-in double wardrobes and matching drawers. The second double bedroom is at the front. A modern shower room completes the interior, fitted with a low-level WC, wash hand basin, shower enclosure with shower over, and a double-glazed UPVC window to the side.

Outside, the property features an elevated front garden, a side driveway providing off-road parking for several vehicles, and a detached single garage. A side gate leads to the tiered rear garden, with a paved patio on the first level beside the back door, steps to the second tier, and a third tier planted with mature shrubs.

The property is conveniently located near Burton Hospital, Burton Town Centre, and the A38 commuter route linking Lichfield and Derby. Offered for sale with no upward chain, viewings are strictly by appointment only.

Council Tax Band: B

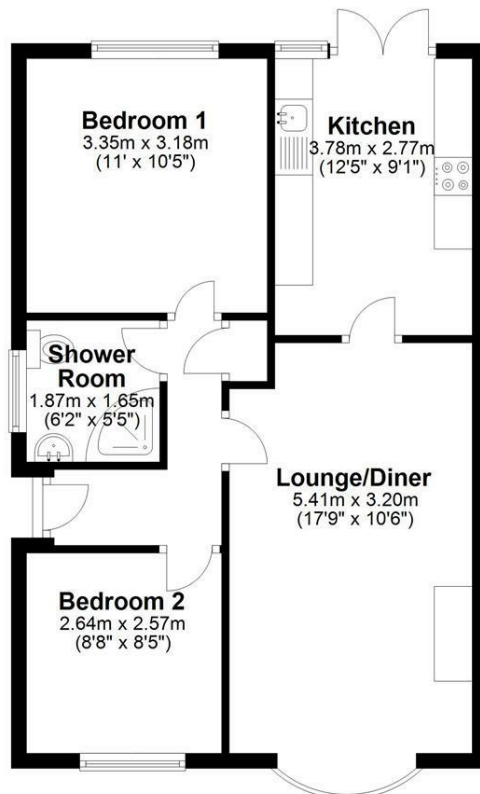
Draft details awaiting vendor approval and subject to change.





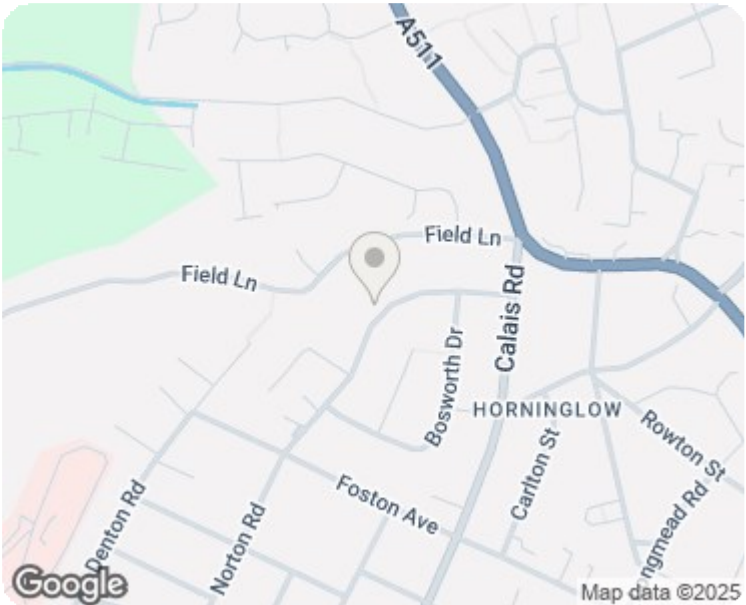
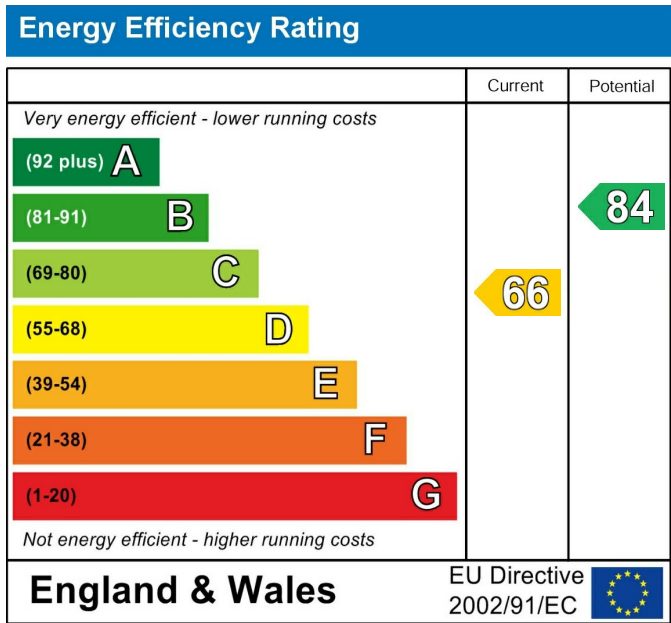


## Ground Floor



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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.

**Selective License 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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