



**** Ideal First Time Buy ** Located Within Regents Park Branston *** Two Bedroom Town House ****

A modern mid town house located on the desirable Regents Park development, Branston, with gas central heating and majority uPVC double glazing. The accommodation opens with an entrance hallway with stairs rising to the first floor, an open living area incorporating the lounge diner area with double glazed sliding patio doors onto the rear garden and a fitted kitchen area, with a selection of base and eye level wall units, built-in oven and gas hob with extractor fan above. concealed washing machine and fridge freezer and uPVC double glazed window to the front aspect.

The first floor has two bedrooms, the master on the front elevation with two built-in storage cupboard. The bathroom provides a three piece white bathroom suite with mixer shower attachment supplied by the gas fired combination boiler concealed within the loft space. Outside is a front driveway and enclosed rear garden with lawn and paved patio area.

All viewings by strict appointment only.

The Accommodation

Hallway

Open Plan Living Area
15'6 max x 13'10 max

First Floor Landing

Main Bedroom
10'8 x 9'0

Bedroom Two
7'7 x 6'3

Shower Room

Front Driveway & Rear Garden

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

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)

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

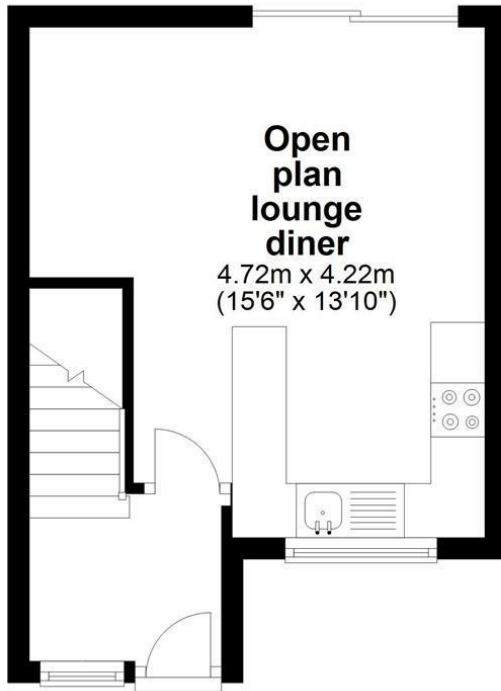


on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

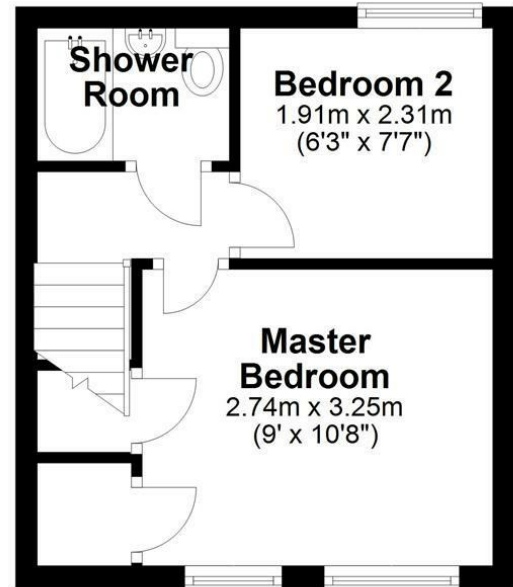
Draft details awaiting vendor approval and subject to change



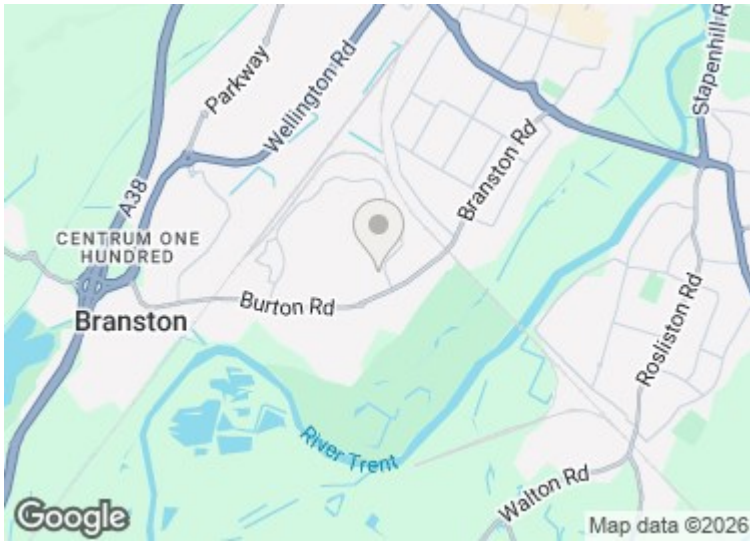
Ground Floor



First Floor



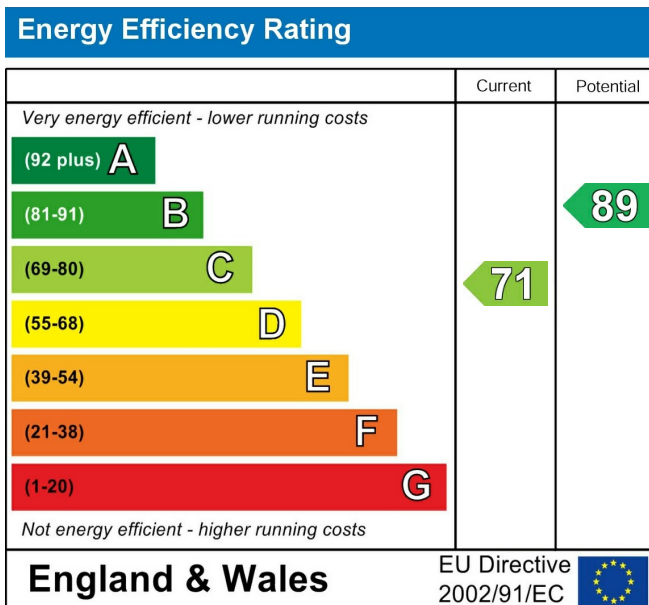
NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



This Brochure consists of 6 pages, please ensure you have read all pages before proceeding with your proposed purchase.

Council Tax Band A

Freehold



Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

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>