

King Street, Burton-On-Trent, DE14 3AG

Nicholas Humphreys

Offers Around £102,500

* An Improved Mid Terrace Home * Either First Time Buy Or Investment Property * View By Appointment *

A tastefully modernised and well-presented traditional mid-terrace property, conveniently situated along the popular King Street, close to Burton-on-Trent town centre and a wide range of local amenities.

The generously proportioned accommodation includes a welcoming lounge, separate dining room with useful below-stairs storage, fitted rear kitchen, two good-sized double bedrooms and a modern white bathroom suite. Outside, the property benefits from a mature enclosed rear garden with lawn and patio areas, accessed via a shared entry.

Ideally suited to the first-time buyer or investor alike, the property is vacant. Internal viewing is highly recommended and strictly by appointment only.





The Accommodation

A tastefully modernised and well-presented traditional mid-terrace property, situated along the popular King Street, conveniently positioned within easy reach of Burton-on-Trent town centre and its wide range of shops, amenities and transport links. Offering generously proportioned accommodation throughout, the property would make an ideal purchase for the first-time buyer or investor alike.

Ground Floor

The accommodation opens with a UPVC double-glazed front entrance door leading directly into the welcoming lounge. Tastefully presented and finished with laminate flooring, the lounge features a double radiator, UPVC double-glazed window to the front aspect providing plenty of natural light and a useful meter cupboard. An internal door leads through to the separate dining room.

The dining room provides an excellent additional reception space, with a continuation of the laminate flooring, radiator and UPVC double-glazed window overlooking the rear aspect. There is a useful below-stairs storage cupboard, while a staircase rises off to the first-floor accommodation. A door leads through to the rear kitchen.

The kitchen is fitted with a selection of base units complemented by preparation work surfaces, incorporating a stainless steel single-drainer sink unit. Integrated appliances include a built-in oven with four-ring gas hob above. A UPVC double-glazed window overlooks the rear garden, while a UPVC double-glazed door provides direct access outside.

First Floor

The first-floor accommodation takes advantage of the space above the shared entry and provides two generously proportioned double bedrooms.

The master bedroom is positioned to the front elevation and benefits from a UPVC double-glazed window and radiator. The second double bedroom is positioned to the rear and features a useful above-stairs storage cupboard, radiator and UPVC double-glazed window. A through door from the second bedroom provides access to the bathroom.

The bathroom is fitted with a modern white three-piece suite comprising a low-level WC, hand wash basin and panelled bath with mixer shower attachment and fitted glass shower screen. Complementary wall tiling, a heated chrome towel rail and UPVC double-glazed window complete the room. The interior accommodation benefits UPVC double glazing and gas central heating.

Outside

A shared entry with neighbouring properties provides access to the rear of the home. Immediately beyond the property is a patio area, with a gate leading through to the mature rear garden. The garden is principally laid to lawn and provides a pleasant outdoor space, with a further patio area positioned towards the rear of the plot.

Offering well-presented and generously proportioned accommodation close to Burton town centre, this traditional home represents an excellent opportunity for the first-time buyer or investment purchaser.

The property is currently tenant occupied with notice in progress. The home is within the towns selective licence area for which the current owner holds a licence. A new prospective landlord will be required to obtain their own.

All viewings are strictly by appointment only.

Lounge

3.28m x 3.15m (10'9 x 10'4)

Dining Room

3.35m x 3.28m (11'0 x 10'9)

Kitchen

2.62m x 1.70m (8'7 x 5'7)

Bedroom Front

4.32m x 3.12m (14'2 x 10'3)

Bedroom Rear

4.32m x 3.40m (14'2 x 11'2)

Bathroom

2.62m x 1.68m (8'7 x 5'6)

Garden & Outbuildings

Property construction: Standard Traditional
Parking: On Street only
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
An on-site management fee may apply to all modern or new developments.
Within the towns selective licence area for rental properties.

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






Hotpoint



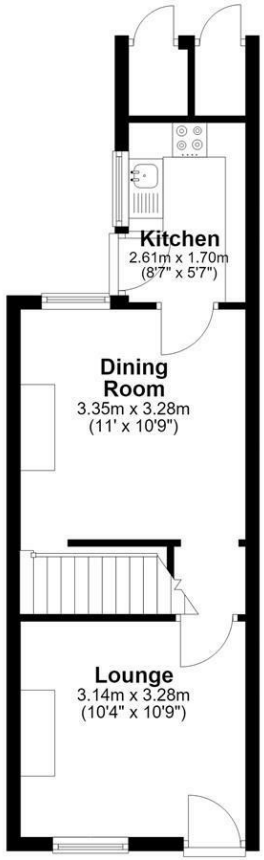








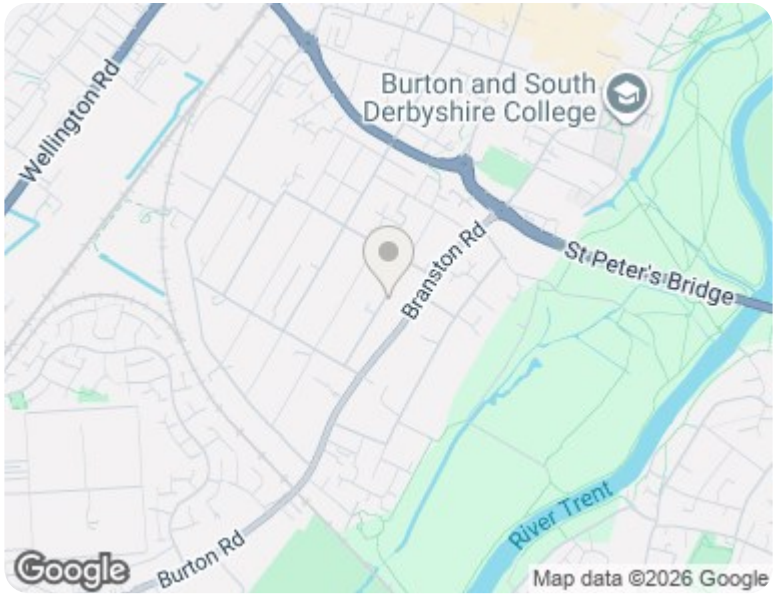
Ground Floor

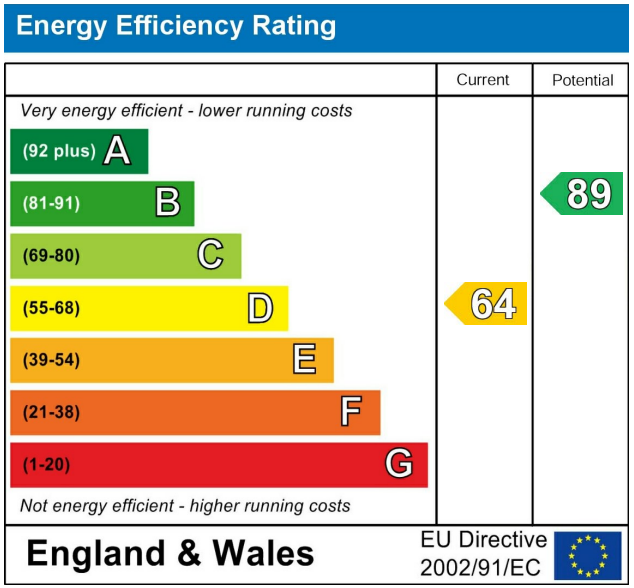


First Floor



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 8 pages, please ensure you have read all pages before your proposed purchase.

Important Notes, Charges & Selective Licence Areas **Council Tax Band A** **Freehold**

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. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston 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