



A traditional mid-terrace property situated in the heart of Burton-on-Trent, offered to Landlords Only as an ongoing investment opportunity with a tenant currently in occupation. Rent obtained is calculated at £702 pcm.

The accommodation opens with a UPVC front entrance door leading through to the lounge, positioned to the front aspect with a UPVC double-glazed window, feature fireplace and staircase rising off to the first-floor accommodation. A door leads into the fitted kitchen, providing a selection of base cupboards and drawers with matching eye-level wall units, built-in oven, four-ring electric hob, stainless-steel sink unit, window to the rear elevation, along with freestanding plumbing and appliance space for a washing machine. The kitchen also houses the wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system, with access through to the inner lobby.

The inner lobby provides a door to the rear garden and further door to the ground-floor bathroom. The bathroom offers a three-piece suite comprising WC, hand-wash basin and panel bath, with complementary half-height wall tiling and a UPVC double-glazed window.

To the first floor, the master double bedroom spans the front elevation with UPVC double-glazed window and radiator. A second bedroom is located to the rear aspect, also with double-glazed window and radiator.

Outside, a shared access leads to the rear garden, featuring a paved patio area and lawn. The property is ideally positioned for Burton town centre and the wide range of local amenities. With a tenant currently in situ paying a strong rental yield, this property represents an excellent ongoing investment opportunity.

All viewings are strictly by appointment only.

The Accommodation

Lounge
11'10 max x 11'5 max

Kitchen
13'10 max x 6'4

Bathroom
5'10 x 5'6

Bedroom One
13'6 max x 11'5 max

Bedroom Two
14'0 max x 6'5

Rear Garden

Sold Tenanted

This has been a private Let for 20 years, being sold with tenant in occupation to landlords only. The rent is paid weekly and amounts to £702 pcm over the year, this increase in rent commences from Jan 2026. Landlord sale only so appropriate Buy to Let Finance or cash purchase only.

Property construction: Standard

Parking: None

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/>

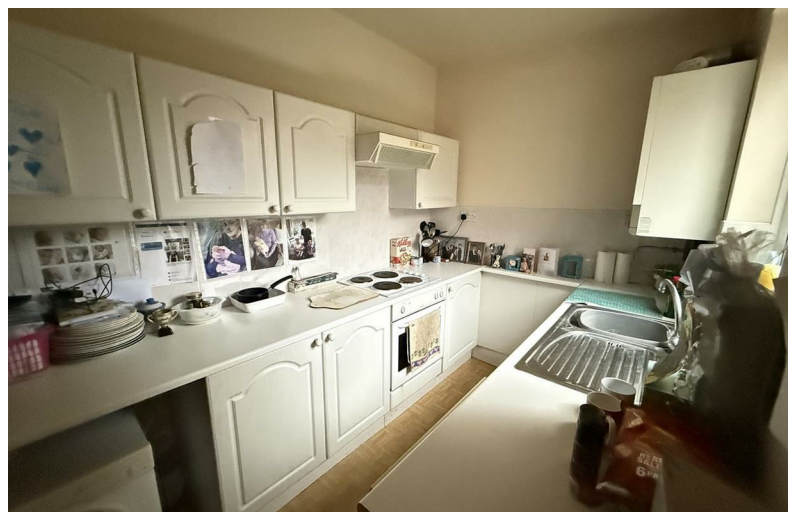
Useful Websites:

www.gov.uk/government/organisations/environment-agency

Please ensure you have viewed the agent's full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process.

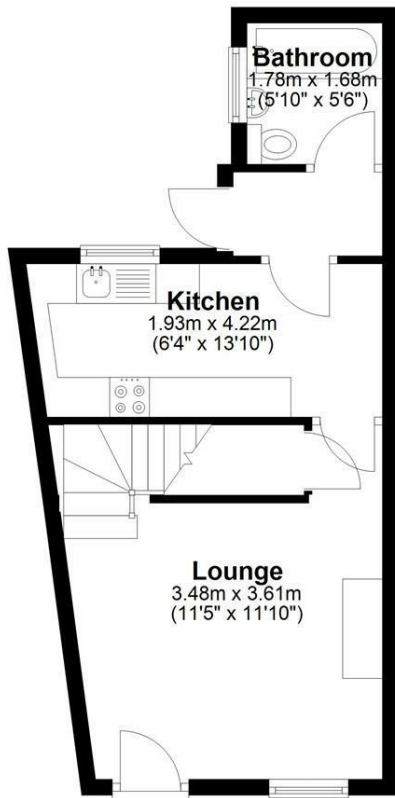
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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

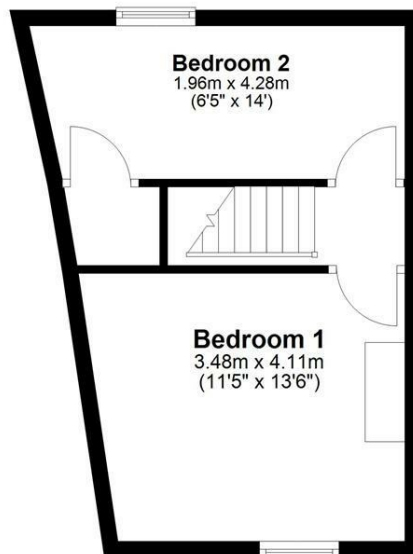




Ground Floor




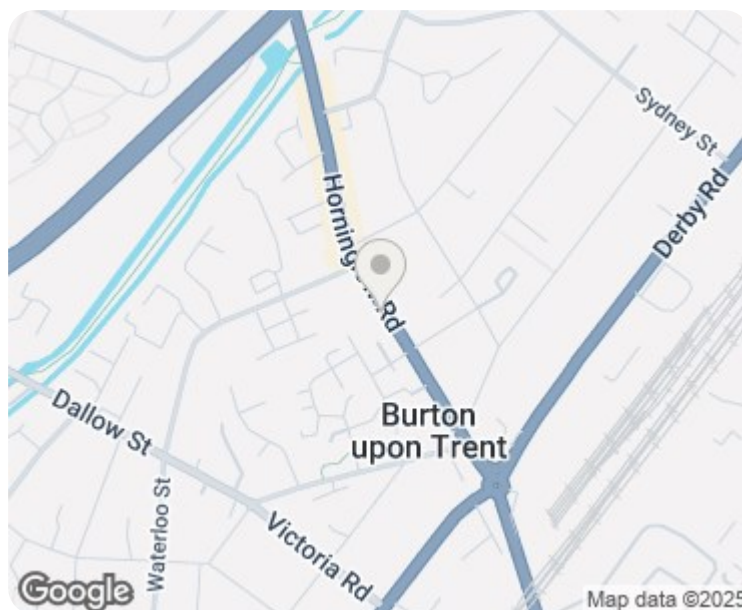
First Floor



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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

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.

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, Branstons 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>

01283 528020
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN