



A traditional property being ideally positioned for all local amenities as well as being a short commute into the town centre. This property benefits from GCH / and majority UPVC double glazing and comprises of in brief:- entrance hall, spacious front reception room, separate dining room, fitted kitchen and utility room on the far rear aspect.

The first floor provides a modern family bathroom with two spacious double bedrooms. Outside to the front is a hard landscaped fore garden. To the rear is an extensive rear garden with large patio seating area and large lawn.
All viewings by appointment only.

The Accommodation

The home is approached by the side entry with side entrance door to the hallway having staircase rising to first floor and understairs storage cupboard. The lounge positioned on the front elevation has Upvc double glazed bay window and radiator.

The separate dining room has radiator, Upvc double glazed window to rear elevation and feature fire place with an internal door to the kitchen.

The fitted kitchen provides a selection of base and wall mounted units, Upvc double glazed window to the side elevation, radiator, door leading out to the rear garden, built in oven with four ring stainless steel gas hob. The utility room has single glazed wooden windows to rear elevation, radiator, and freestanding plumbing and appliance spaces.

The first floor has two generous double bedrooms, with the larger across the front aspect. The family bathroom offers a four piece suite comprising panelled bath, low level Wc, pedestal wash basin, corner shower cubicle, built-in storage cupboard which houses the gas fired central heating boiler, radiator, obscure Upvc double glazed window to rear elevation.

Outside to the front of the property is a hard landscaped fore garden. To the rear is an extensive garden which has a patio seating area, extensive lawned area and outbuilding with WC.

Hallway

Lounge
11'9 x 11'3 max

Dining Room
12'5 x 11'9

Kitchen
10'5 x 7'2

Utility Room
7'6 x 7'2

First Floor

Bedroom One
15'1 x 11'3

Bedroom Two
12'6 x 12'1

Bathroom
10'4 x 7'1

Property construction: Traditional Standard

Parking: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Broadband type: TBC - See Ofcom link for speed:

<https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

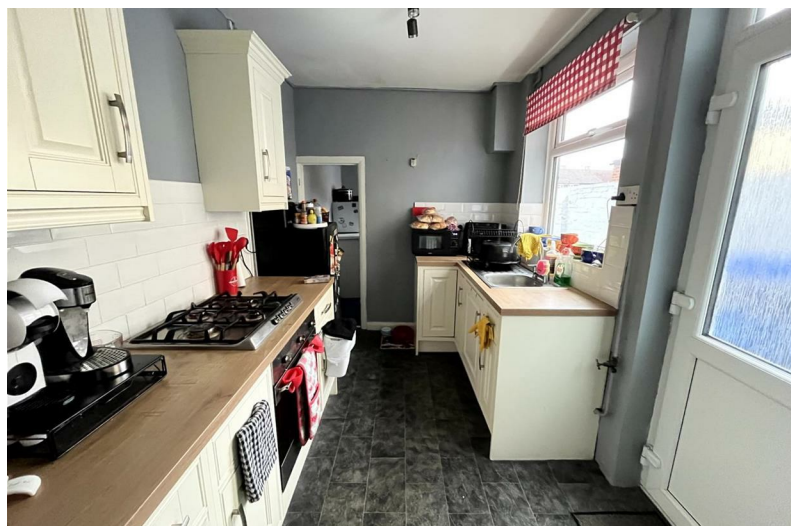
Local Authority: East Staffordshire Borough Council

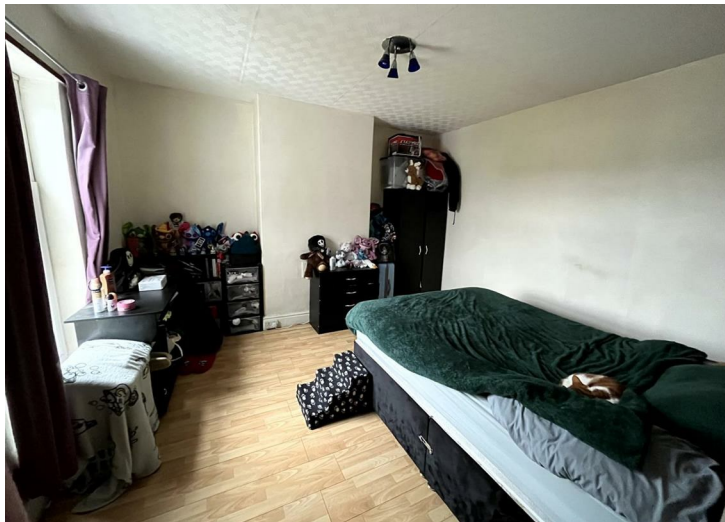
Useful Websites:

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

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

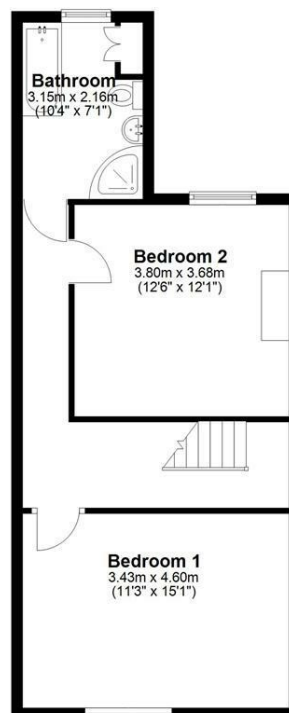




Ground Floor



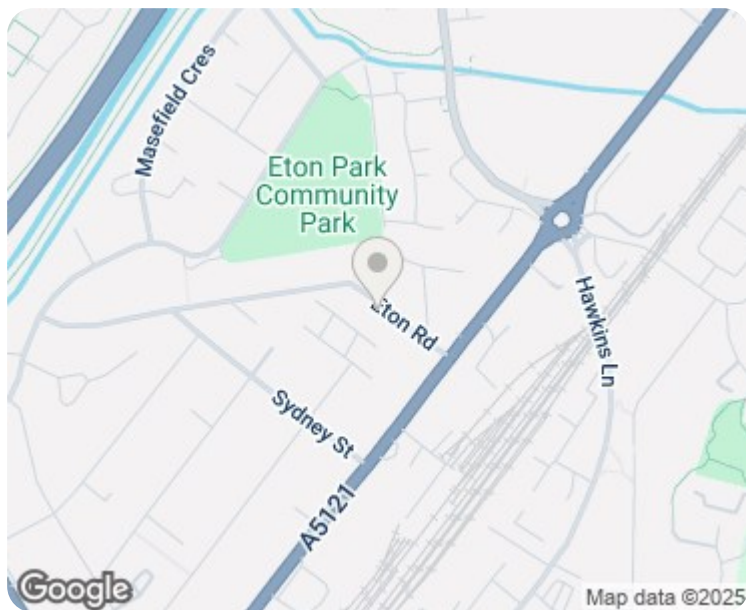
First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(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