



Duke Street, Burton-On-Trent, DE14 1EA

Nicholas
Humphreys

£150,000

**** Modern Detached House ** No Upward Chain ** Two Bedrooms ** Driveway ****

A modern detached home located in the heart of Burton-on-Trent town centre, ideally suited to first-time buyers or investors. The property offers a spacious lounge with bay window, a well-equipped kitchen diner with French doors to the rear garden, two bedrooms and a fitted bathroom.

Outside provides a gated driveway with off-road parking and a low-maintenance rear garden. Conveniently positioned within walking distance of the town centre and local amenities, the home is offered for sale with no upward chain and immediate vacant possession.



The Accommodation

A modern detached home conveniently positioned in the heart of Burton-on-Trent town centre, this well-presented property is ideal for the first-time buyer or investor alike. Set back from the road behind a front fore garden, the accommodation begins with a uPVC entrance door opening into a welcoming hallway, having a radiator, useful understairs storage cupboard, and staircase rising to the first floor.

To the front elevation is the lounge, a comfortable reception room enjoying a walk-in uPVC double-glazed bay window, laminate flooring, and radiator. Double doors lead through to the kitchen diner, creating a lovely flow to the ground floor accommodation. The kitchen is fitted with a range of base cupboards and eye-level wall units with preparation work surfaces, incorporating a built-in oven, four-ring gas hob, and extractor hood above, together with further freestanding appliance space. There is also a radiator, wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system, a uPVC double-glazed window, and French patio doors opening out onto the rear garden.

On the first floor, the landing has a window to the side elevation allowing in natural light. The main bedroom stretches across the front of the property and benefits from two uPVC double-glazed windows, radiator, and a useful over stairs storage cupboard. The second bedroom is positioned to the rear and enjoys a skylight window and radiator. Completing the accommodation is the fitted bathroom, appointed with a three-piece suite comprising WC, hand wash basin, and panel bath with electric shower over, together with a radiator and skylight window.

Outside, the property is set back from the road with double gates opening onto a driveway providing off-road parking. To the rear is a low-maintenance patio-style garden. Conveniently placed within walking distance of Burton town centre and its wide range of amenities, this attractive detached home is offered for sale with no upward chain and immediate vacant possession.

Hallway

Lounge
4.09m max x 2.97m (13'5 max x 9'9)

Kitchen Diner
4.83m x 1.88m (15'10 x 6'2)

First Floor

Bedroom One
3.81m + recess x 2.64m max (12'6 + recess x 8'8 max)

Bedroom Two
2.67m x 2.11m (8'9 x 6'11)

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

Property construction: Standard
Parking: Drive

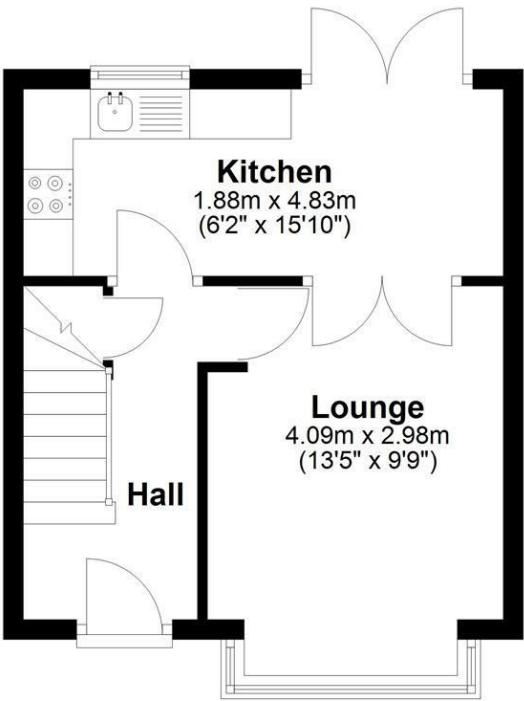
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: C
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile
signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.
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



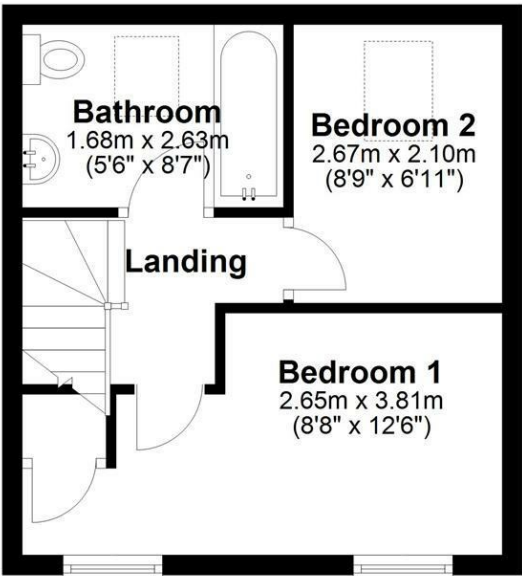




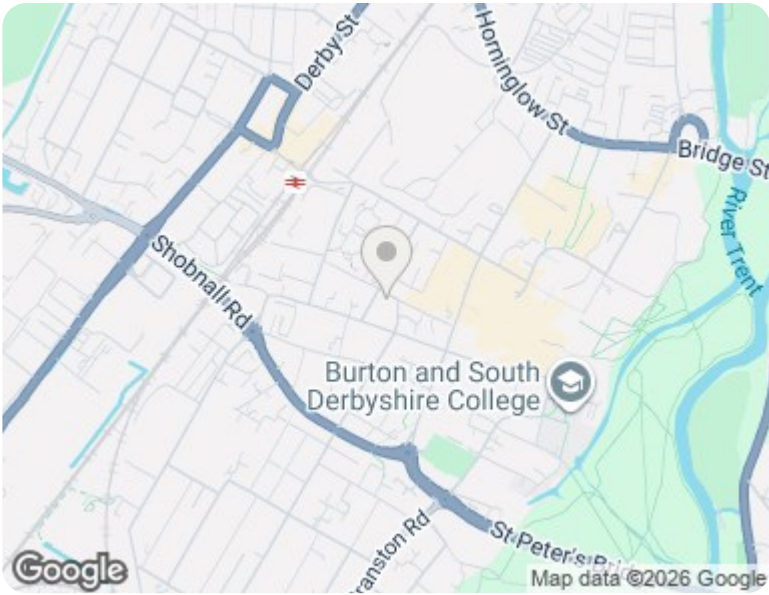
Ground Floor



First Floor



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Plan produced using PlanUp.



Energy Efficiency Rating

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

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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

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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>

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