



## **Manor Road, Burton-On-Trent, DE15 9SP**

**£135,000**

**\*\* Semi Detached Home \*\* Extensive Garden Plot \*\***

A delightful bay fronted semi detached home on a generous plot with extensive mature rear gardens offering a high degree of privacy. The internal accommodation provides majority double glazing and opens with a uPVC front door to the hallway, lounge on the front aspect with open plan access to the dining room area with open fire place.

Located off the dining room is an inner hallway with a store room with under-stairs recess and a fitted bathroom, offering WC, basin and bath with complimentary wall tiling. On the rear aspect a non standard construction extension accommodates the kitchen with freestanding appliance space, and units with door to the rear garden. The first floor has three good size bedrooms with the master bedroom on the front aspect with walk-in bay window.

Outside is a front garden with shared driveway access to the rear extensive garden.

No Upward Chain, View by appointment.

## The Accommodation

### Hallway

### Lounge

3.89m x 3.40m (12'9 x 11'2)



### Dining Room

3.30m x 2.92m (10'10 x 9'7)



### Kitchen

3.23m x 1.91m (10'7 x 6'3)



## Ground Floor Bathroom

### First Floor

### Bedroom One

3.96m x 3.38m (13'0 x 11'1)

### Bedroom Two

3.28m x 2.69m (10'9 x 8'10)

### Bedroom Three

2.31m x 2.13m (7'7 x 7'0)

## Extensive Garden

### Notes

The kitchen single storey extension across the rear forming the kitchen, is of non standard construction and therefore inspection of the home is deemed to be essential for the intending buyer and surveyor to satisfy themselves as to the condition and temporary construction type. This information may have to be provided and put forward to the lender in advance of application.

Draft details awaiting vendor approval and subject to change. The property is currently going through probate and this could cause a delay to the sale completion date.

Property construction: Standard (with exception of kitchen)

Parking: Drive (shared)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: None (open fire)

Council Tax Band: A

Local Authority: South Derbyshire

Broadband type: TBC - See Ofcom link for speed:

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

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

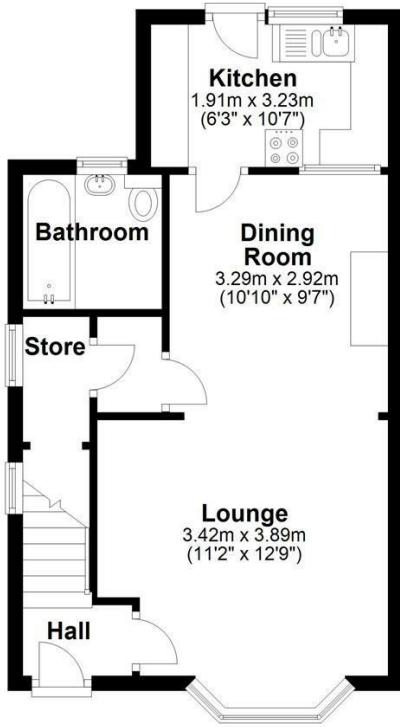
Useful Websites:

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

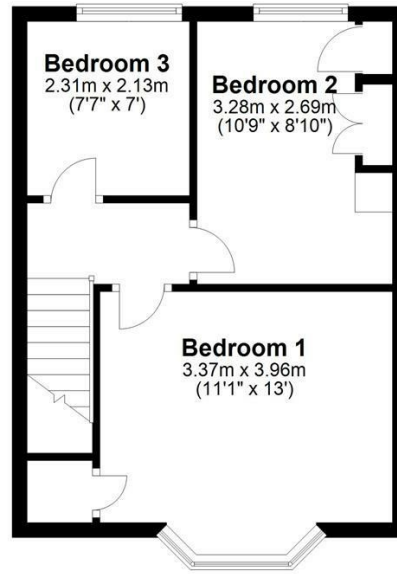
This being deceased estate the property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendors family and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will 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.



## 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.

## 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, 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>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>11</b>	
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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