



## Stanton Road, Burton-On-Trent, DE15 9SG

**£120,000**

**\*\* Ideal Investment \*\*\* Currently Tenanted at £650 pcm \*\*\* Landlords Only \*\***

A traditional mid terrace home offering uPVC double glazed and gas centrally heated accommodation. In brief the home opens with a uPVC front entrance door to the lounge on the front aspect with feature fire place and open plan to the fitted kitchen. The kitchen has a selection of fitted units, cooker space and wall mounted gas fired combi boiler. There is a rear lobby and ground floor bathroom fitted with a three piece white suite with an electric shower above the bath.

The first floor has two good size bedrooms, the larger master having built-in wardrobes. The garden to the rear is slightly offset to the left, laid to lawn, with shared entry to the front of the row.

# The Accommodation

## Lounge

3.48m x 3.45m (11'5 x 11'4)

## Kitchen Diner

3.48m x 3.45m (11'5 x 11'4)

## Rear Lobby

## Ground Floor Bathroom

## Bedroom One

3.48m into wardrobes x 3.45m (11'5 into wardrobes x 11'4)

## Bedroom Two

3.48m x 2.46m (11'5 x 8'1)

## Rear Offset Garden

Draft details, awaiting vendor approval and subject to change.

Property construction: 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:

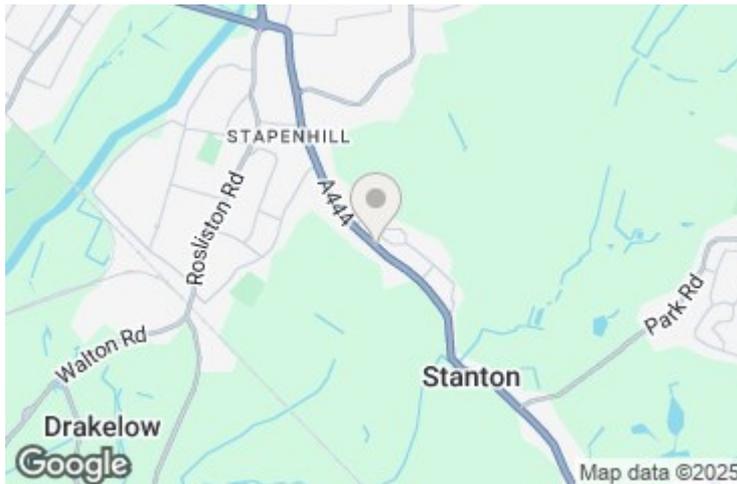
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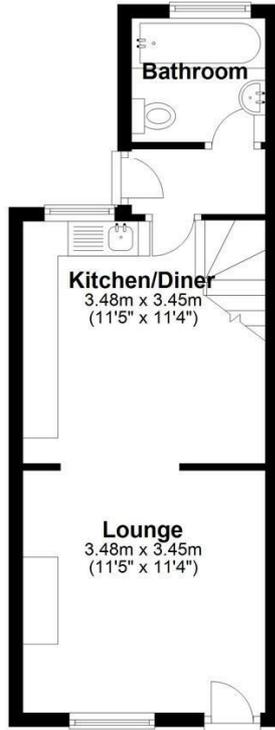
Local Authority: East Staffordshire Borough Council

Useful Websites:

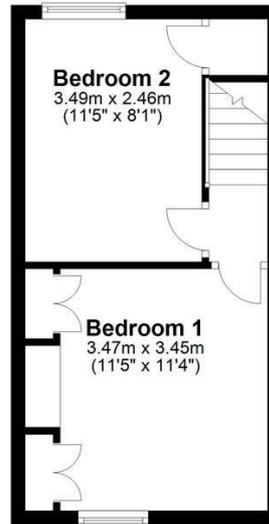
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)



**Ground Floor**



**First Floor**



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**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>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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