



Derby Road, Burton-On-Trent

*****Ideal for First Time Buyers*****A traditional bay front mid terrace home offering generous family accommodation, featuring Upvc sash style windows and gas central heating.

The internal accommodation is accessed via a private external side entry to the side door leading into the entrance hallway, lounge on the front elevation with a feature fire place and high ceilings with covings, separate dining room with a stove feature gas fire and an under stairs storage cupboard.

There is a modern fitted kitchen offering a comprehensive selection of gloss finished units, built-in oven and gas hob with extractor hood over, freestanding appliance spaces and wall mounted gas fired combination boiler.

The first floor has three generous bedrooms and modern fitted family bathroom with a three piece white bathroom suite. Outside the home has a double width driveway and side entry to a rear mature garden with patio area. All viewings are strictly by appointment only.



The Accommodation

Side Entry

Hallway

Lounge

3.91m x 3.63m (12'10 x 11'11)

Dining Room

3.91m x 3.58m (12'10 x 11'9)

Kitchen

4.11m x 2.51m (13'6 x 8'3)

First Floor

Bedroom One

4.98m x 3.61m (16'4 x 11'10)

Bedroom Two

3.96m x 3.58m (13'0 x 11'9)

Bedroom Three

2.51m x 2.51m (8'3 x 8'3)

Bathroom

2.06m x 1.55m (6'9 x 5'1)

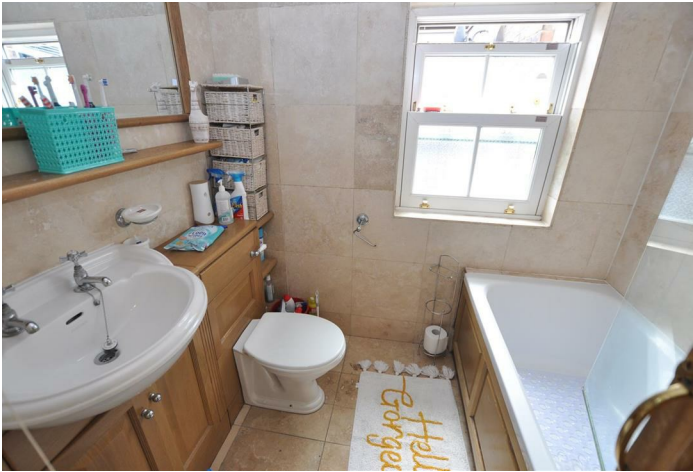
Driveway & Garden

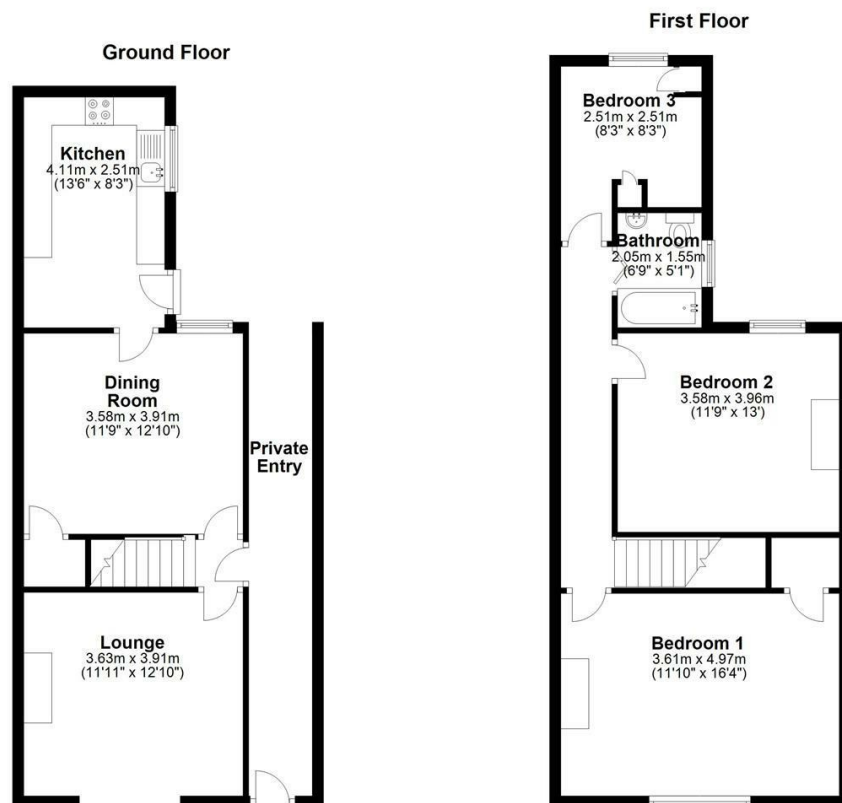
Draft details awaiting vendor approval and subject to change.

Awaiting New EPC inspection

The home is occupied with a tenant in place (nearly 10 years), whom intends to remain at the property after completion with a renewed tenancy agreement.







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, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.

Services. Main's water, gas and electricity are understood to be available to the property but 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.

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.

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. 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.

Council Tax Band A
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	86
(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

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NICHOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN