



Ferry Street, Stapenhill, Burton-On-Trent, DE15 9EY

Nicholas
Humphreys

£170,000

A charming period home located in a sought-after position on Ferry Street, Burton-on-Trent. The property is entered via a UPVC double glazed door into a bright lounge with walk-in bay window and feature fireplace, leading through to a separate dining room with laminate flooring and open-plan access to the fitted kitchen.

The kitchen offers a range of units, built-in oven and hob, appliance spaces, and access to the rear garden, with a modern bathroom completing the ground floor. Upstairs are two spacious double bedrooms, a third generously sized bedroom, and a separate WC.

Outside, the property enjoys a large rear garden backing onto the river and washlands, with shared gated front access. Situated within walking distance of Burton Town Centre via the Victorian Ferry Bridge, this home is offered for sale with no upward chain and immediate vacant possession.



The Accommodation

Situated in a popular riverside position, this charming period home on Ferry Street, Burton-on-Trent, is accessed from the front forecourt garden via a UPVC double glazed entrance door leading into the welcoming lounge. The lounge features a walk-in UPVC double glazed bay window allowing plenty of natural light, a focal point fireplace, radiator and a meter cupboard, with an internal door leading through to the separate dining room. The dining room enjoys a light and airy feel with laminate flooring, a useful below-stairs storage recess with window to the rear aspect, a radiator, and a staircase rising to the first floor, whilst offering open-plan access through to the kitchen.

The kitchen is fitted with a selection of matching base cupboards, drawers, and eye-level wall units, along with a built-in oven and hob with extractor hood above. There are further freestanding appliance spaces and a concealed gas-fired combination boiler supplying the domestic hot water and central heating system. A UPVC double glazed window overlooks the rear garden, and a rear door provides direct access outside. Concluding the ground floor accommodation is a fitted bathroom, appointed with a three-piece white suite comprising a WC, hand wash basin, and bath, with natural light provided by skylight windows to the rear aspect.

The first floor accommodation offers two generously proportioned double bedrooms, with the master bedroom positioned across the front aspect. A generously sized third bedroom lies at the rear of the property, alongside a separate cloakroom fitted with a low-level WC and hand wash basin for added convenience.

Externally, the property benefits from a generously sized rear garden featuring a paved patio area, an enclosed garden backing directly onto the river footpath and washlands beyond, and a shared gated access path leading to the front of the home. Ferry Street is conveniently located alongside the River Trent, offering picturesque walks and easy access across the historic Victorian Ferry Bridge into Burton Town Centre. This delightful period home is offered for sale with no upward chain and immediate vacant possession, with all viewings strictly by appointment.

Lounge

3.61m x 3.40m (11'10 x 11'2)

Dining Room

3.73m x 3.61m (12'3 x 11'10)

Kitchen

3.56m x 2.06m (11'8 x 6'9)

Ground Floor Bathroom

1.98m x 1.78m (6'6 x 5'10)

First Floor

Bedroom One

3.66m x 3.45m (12'0 x 11'4)

Bedroom Two

3.76m x 2.69m (12'4 x 8'10)

Bedroom Three

2.69m x 2.06m (8'10 x 6'9)

Separate WC

Property construction: Standard

Parking: None (on street only)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

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

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.

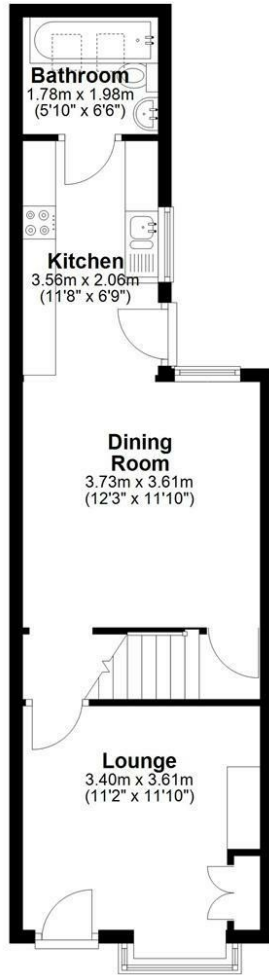
Draft details awaiting vendor approval and subject to change



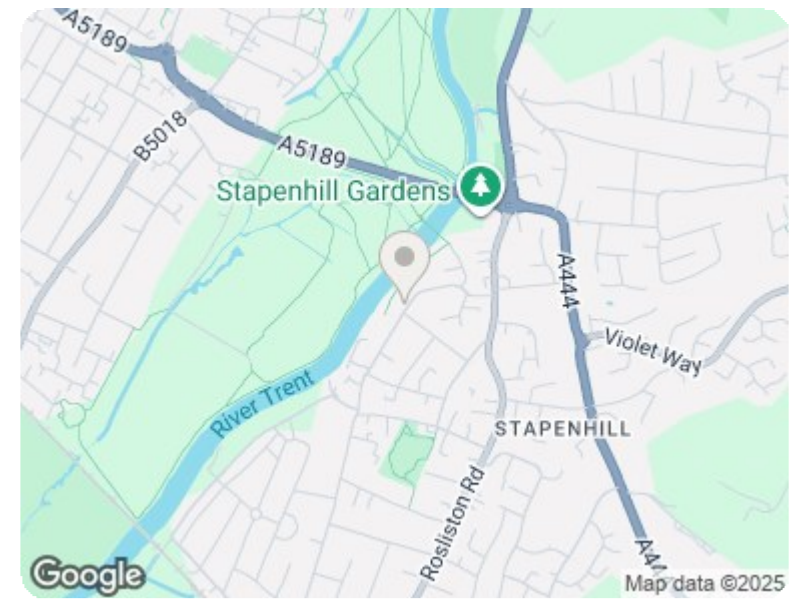
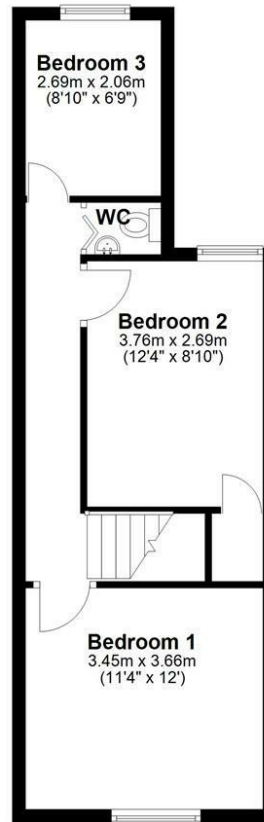





Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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, 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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