



## Derby Road, Burton-On-Trent, DE14 1RN

**Asking Price £140,000**

Mid Town House occupying a generous plot set back from the road with a side driveway and garden. The Interior accommodation provides; reception hallway with cloaks cupboard, dining room across the the front elevation. and lounge on the rear aspect.

There is a kitchen spaces for fridge and freezer, cooker space and back door to the garden.

The First Floor has Two Generous Double Bedrooms and good size bathroom, fitted with a four piece bathroom suite comprising, WC, hand wash basin, bath and shower enclosure. The rear garden is of a generous size with off road parking and garage positioned within the plot. The home is partly double glazed with a mix of electric and gas heaters within the property.

We politely request all viewings strictly by prior appointment.

## The Accommodation

### Hallway

### Lounge

4.27m x 3.61m (14'0 x 11'10)



### Dining Room

3.61m x 3.18m (11'10 x 10'5)

### Kitchen

3.28m x 2.13m (10'9 x 7'0)



### First Floor

#### Bedroom One

4.27m x 3.58m (14'0 x 11'9)

#### Bedroom Two

3.61m x 3.20m (11'10 x 10'6)

### Bathroom

3.25m x 2.13m (10'8 x 7'0)



### Front & Rear Garden



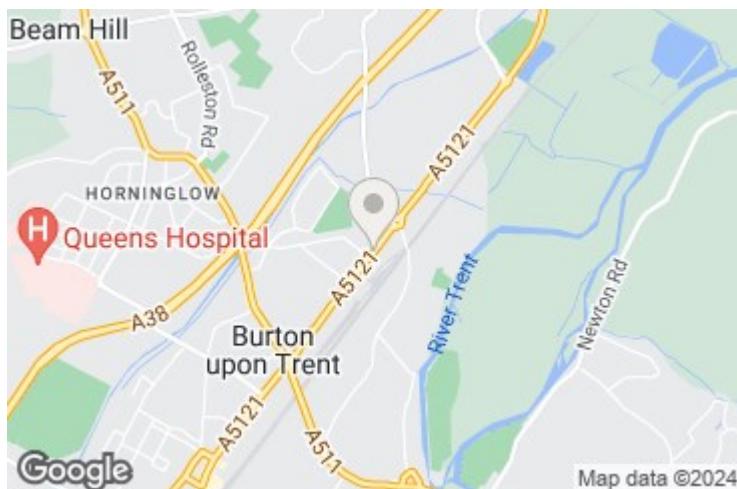
### Side Driveway & Garage



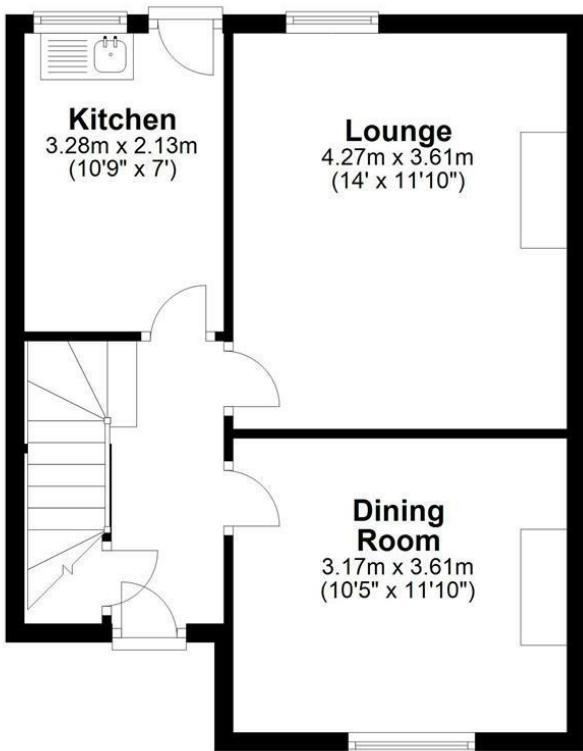


Draft details awaiting vendor approval and subject to change. Awaiting EPC inspection

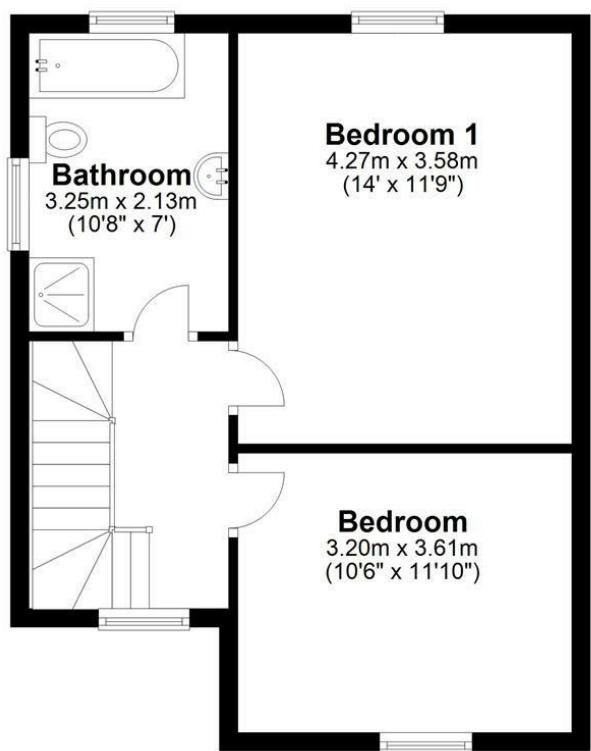
The home is currently tenanted and notice will need to be issued, should an intending purchaser wish to occupy the home. This can cause delay to the sale.



## Ground Floor



## First Floor



Total area: approx. 82.8 sq. metres (890.9 sq. feet)

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.

**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 before exchange of contracts.

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		
(11-20)	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