



A traditional bay-fronted mid-terrace property in Hunter Street, Burton-on-Trent, offered to landlords only with tenants in situ generating £525 PCM. The well-presented accommodation includes two bedrooms, two reception rooms, kitchen, dressing area, and bathroom, with a rear garden and brick-built store. Conveniently located near the town centre and ideal as a buy-to-let investment.

Viewings by Appointment Only.

## The Accommodation

A traditional bay-fronted mid-terrace home, this property is set along the well-regarded and established residential setting of Hunter Street in Burton-on-Trent. Offered exclusively to landlords, the property is currently let and achieves a rental income of £525 per calendar month, an ideal investment opportunity. The internal accommodation is tastefully decorated and well presented throughout, beginning with a front entrance door opening into a welcoming lounge featuring a walk-in bay window, feature cast iron fireplace, and a double radiator, with open plan access through to the separate dining room. The dining room, located to the rear, includes a UPVC double glazed window and staircase rising to the first floor, along with an internal door through to the fitted kitchen.

Positioned at the back of the property, the kitchen is equipped with a selection of base and eye-level units, a cooker space with gas point, plumbing and appliance space for a washing machine, and a recessed area ideal for a fridge-freezer. A UPVC double glazed window and door provide access to the enclosed rear garden. To the first floor, the main double bedroom spans the front elevation and includes a UPVC double glazed window and radiator. A well-sized second bedroom is located at the rear, alongside a dressing area with built-in wardrobes and a cupboard housing the gas-fired combination boiler which serves the domestic hot water and central heating system. Completing the internal layout is the fitted bathroom, which comprises a low-level WC, pedestal hand wash basin, panelled bath with electric shower above, part tiling to walls, UPVC double glazed window, and radiator.

Externally, the property enjoys a front forecourt garden and benefits from a shared gated side entry, (only the entry is shared with the neighbour) leading to the rear garden. The rear garden is laid with a slab-paved patio, a lawned area with fenced boundaries, and includes a useful brick-built store. Conveniently located within walking distance of Burton Town Centre, the home is to be sold with tenants in occupation, and therefore will require either a cash purchaser or appropriate buy-to-let mortgage funding. All viewings are strictly by prior appointment.

### Lounge

12'5 x 12'3

### Dining Room

12'5 x 12'3

### Kitchen

10'3 x 7'3

### Bedroom One

12'4 x 12'3

### Bedroom Two

12'5 x 9'2

### Dressing Room

7'10 x 7'5

### Bathroom

7'5 x 6'7

### Shared Entry & garden

Property construction: Standard

Parking: None

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

### Anti-Money Laundering (AML) Requirements

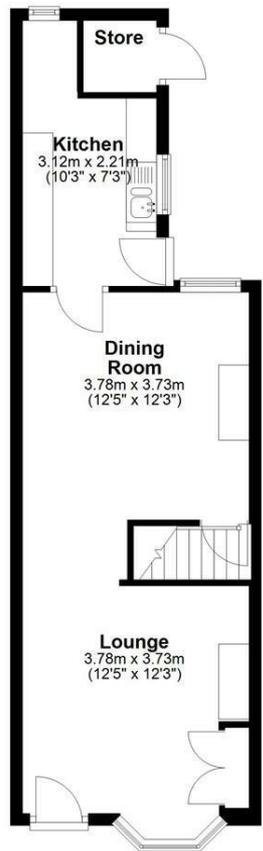
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

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.





**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**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	

### Important Notes, Charges & Selective Licence Areas

**AML & ID Verification Checks & Charges.** In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

**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.

**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 Licence 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>