



## Ordish Street, Burton-On-Trent, DE14 3SA

### Asking Price £110,000

\*\* Landlord Investment Sale Only \*\* Mid Terrace Home \*\* Three Bedrooms \*\*

A traditional mid terrace home being sold with a tenant in occupation with rental payments of £495 pcm currently paid. The deceptive home provides generous accommodation with the first floor accommodation taking advantage of the entry area below. The home opens with lounge on the front elevation with feature fire place and door through to the separate dining room, with a useful under stair storage cupboard, feature fire place and access to stair case.

The the kitchen is positioned on the rear aspect with a selection of fitted units, freestanding appliance space for cooker, with windows and door to the rear garden and access to a WC with plumbing for washing machine.

The first floor has three generous bedrooms and a bathroom on the rear elevation, fitted with a three piece bathroom suite in white. The bathroom has a wall mounted gas fired combination boiler supplying the hot water and heating system. The property is uPVC double glazed throughout, with a shared gated side external entry to the mature rear garden. Being sold to landlords only as an ongoing investment with tenant in occupation.

## The Accommodation

### Lounge

3.66m x 3.66m (12'0 x 12'0)



### Kitchen

3.48m x 1.83m (11'5 x 6'0)



### Dining Room

3.66m x 3.38m (12'0 x 11'1)



### W.C & Utility Area



### First Floor

## Bedroom One

3.63m x 2.95m (11'11 x 9'8)



## Shared Side Entry & Rear Garden



Draft details awaiting vendor approval and subject to change.

The home is sold with the current tenant in occupation, therefore the purchase will either be Buy to Let Finance or cash purchase. The tenant has occupied the home for over 6 years.

## Bedroom Two

3.38m x 2.64m (11'1 x 8'8)

## Bedroom Three

2.79m x 1.55m (9'2 x 5'1)

## Bathroom

3.45m x 2.34m (11'4 x 7'8)



### 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

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(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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