



**** Traditional Mid Terrace ** Two Reception Rooms ** Two Double Bedrooms ****

A mid terrace home offering UPVC double glazed and gas centrally heated accommodation. The home offer a lounge on the front aspect, separate dining room and modern fitted kitchen.

The first floor has two double bedrooms and rear bathroom. Outside is a shared entry leading to the rear garden. Internal viewing by appointment only.

The Accommodation

This traditional mid-terrace property enjoys a popular location within easy reach of Burton Town Centre and the scenic Trent Washlands, close to the River Trent. Benefiting from UPVC double glazing and gas central heating throughout, the internal accommodation begins with a UPVC front entrance door leading into a welcoming lounge with a UPVC double glazed window to the front aspect. A door leads through to the separate dining room, which features a useful built-in understairs storage cupboard, radiator, and a rear-facing UPVC double glazed window, with an internal door into the kitchen.

The kitchen is well-appointed with a range of white gloss fronted base cupboards and drawers, matching high-level wall units, and an integrated stainless steel oven with four-ring gas hob. There is freestanding plumbing and appliance space for a washing machine, slimline dishwasher, and an upright fridge freezer, along with a wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system. A rear UPVC double glazed window and door provide access out to the enclosed rear garden.

To the first floor, the property offers two well-proportioned double bedrooms, including a larger master bedroom across the front elevation and a second double to the rear, which also benefits from a built-in storage cupboard. Completing the internal layout is a fitted bathroom, comprising a three-piece white suite with WC, hand wash basin, and a panelled bath with mixer shower tap over, complemented by wall tiling, UPVC double glazed window, and radiator.

Externally, the home features a shared gated entryway leading to a rear garden with patio area, lawn, and fenced boundaries. The property is offered with onward availability dependent upon build completion of the seller's next home, which is currently estimated for April 2026, and this may result in a delay for any purchaser intending to take early occupation. All internal viewings are strictly by prior appointment.

Lounge

11'4 x 11'1

Dining Room

11'4 x 11'1

Kitchen

11'2 x 5'9

Bedroom Front

13'1 x 11'2

Bedroom Rear

11'2 x 9'6

Bathroom

11'2 x 5'9

Rear 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

Located within the town selective Licence Area, for the purpose of rental Charges apply for licence.

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

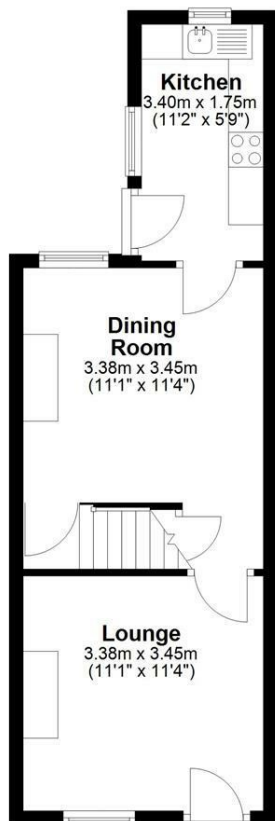
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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

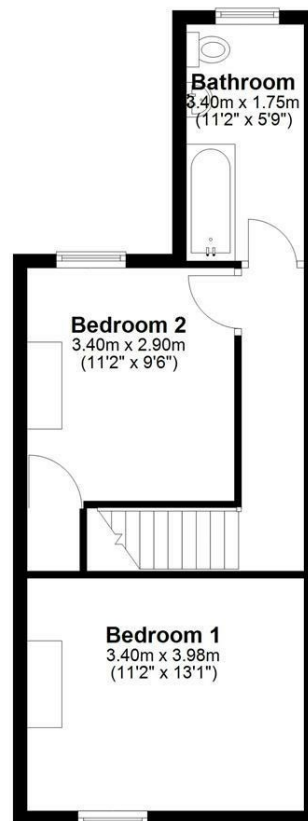




Ground Floor



First Floor

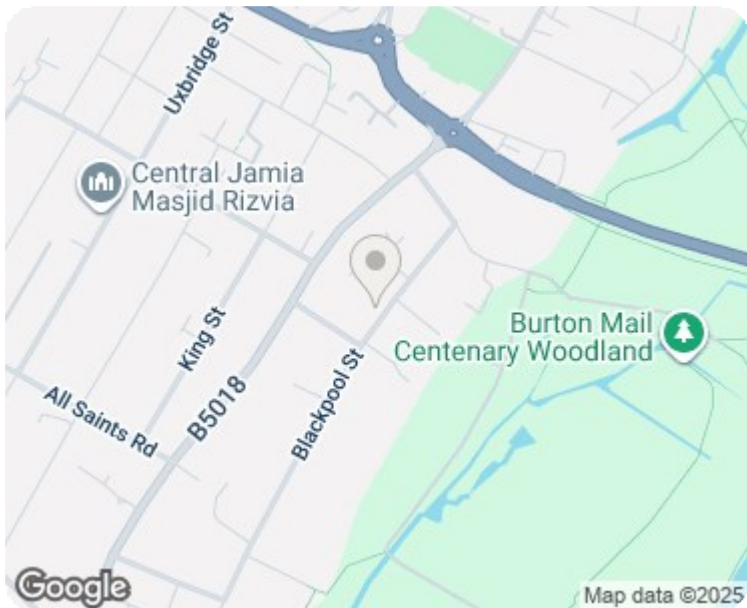


NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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, Branstons 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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