



**** Village Location ** No Upward Chain ** Semi Detached Bungalow ** Two Bedrooms ****

Located in the heart of the village this semi detached bungalow opens with a reception hallway, door to the open plan lounge diner overlooking the rear garden with feature open fire place. The kitchen offer a selection of fitted units with built-in oven and Calor gas hob with access to a rear porch.

The two bedrooms are positioned on the front aspect, alongside a fitted shower room. The home is part double glazed and has Calor gas central heating system supplied by external storage tanks. The property itself sits within a good sized plot with large front garden, off road parking and garage to the front, and to the rear, is a fully enclosed garden with patio and lawn.

The Accommodation

Hallway

Having one central heating radiator, laminate floor finish.

Lounge

15'7 x 11'10

having open fire with tiled hearth and wooden surround, thermostat for central heating, radiator and floor to ceiling single paned wooden window with secondary glazed panel.

Kitchen

8'4 x 8'0

With a range of base and wall mounted cupboards, work surface, electric oven, four ring Calor gas hob with extractor over, single sink and drainer with mixer tap, breakfast bar, space for washing machine, Calor gas fired central heating boiler, tiled splashback, UPVC double glazed window to side elevation and wooden single paned door leading to the rear porch.

Rear Porch

With space for appliances, UPVC double glazed window to rear elevation and UPVC double glazed door leading out to the rear garden.

Bedroom One

11'11 x 10'10

With radiator and UPVC double glazed window to front elevation.

Bedroom Two

9'4 x 8'0

With radiator and UPVC double glazed window to front elevation.

Shower Room

8'0 x 6'2

Fitted with a low level wc, pedestal wash basin, walk-in shower cubicle with electric shower together with glass shower screen, built-in storage cupboard housing hot water cylinder, access to loft space, radiator and frosted Upvc double glazed window to side elevation.

Garage & Driveway

To the front of the property there is a good sized front garden which is mainly laid to lawn and bordered by hedgerow with mature bushes and fence. A tarmacadam driveway provides parking for one vehicle and leads to the detached garage

Rear Garden

To the rear is an enclosed garden with a good sized patio for entertaining, lawned area, bbq area, a hard standing area for a shed and a further hard standing area with the propane gas cylinders.

Draft details awaiting vendor approval and subject to change.

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Calor Gas (£16 quarterly fee to Calor gas as they own the tanks)

Council Tax Band: B

Local Authority: South Derbyshire

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

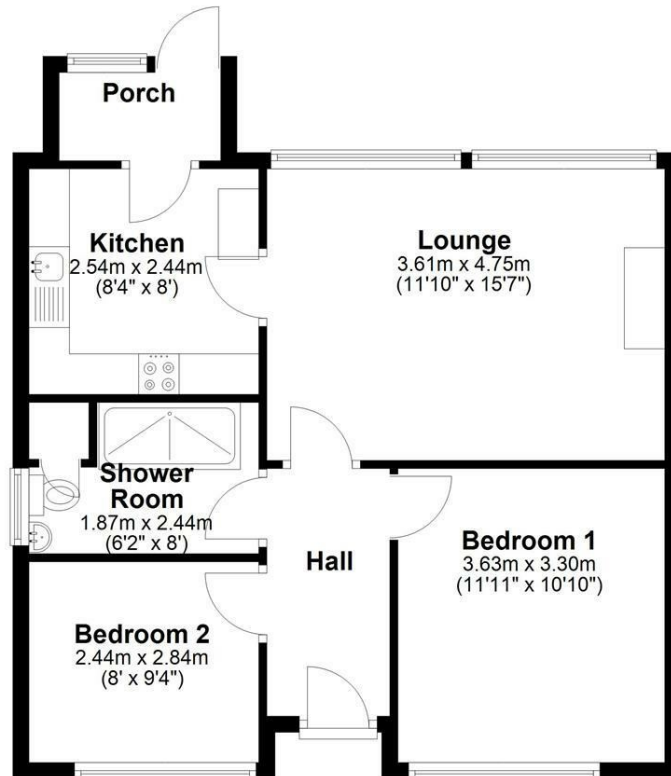
An on-site management fee may apply to all modern or new developments.

Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. 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



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		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Council Tax Band B 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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