



Lordswell Road,, Burton Upon Trent, DE14 2TA

Nicholas  
**Humphreys**

Asking Price £295,000

Nicholas Humphreys are pleased to bring to the sales market this two bedroom detached bungalow in Burton On Trent. Set in a sought after quiet cul-de-sac location off Shobnall Road, the property has easy access to the town centre and the local shops and amenities.

The property is on a corner plot and consists of entrance hallway, lounge, kitchen, two bedrooms, shower room, garden room, garden to front and rear, single garage with electric door, driveway for one car, gas central heating and double glazing.

Viewing recommended. Please call Nicholas Humphreys on 01283 528020.



**Kitchen**

3.96m.3.35m x 2.13m.14.94m (13.11 x 7.49)

Having a UPVC double glazed window to front elevation, matching wall and base units, stainless steel sink and drainer, hob and oven with extractor fan, fridge freezer, washing machine, built in dryer, tiling to splash back and tiles to floor.

**Lounge**

5.49m.6.40m x 3.05m.12.50m (18.21 x 10.41)

Having a UPVC double glazed window to rear elevation, UPVC doors leading to the garden room, gas central heating radiator, feature fire place and carpet to floor.

**Shower Room**

2.74m.27.43m x 1.83m.28.04m (9.90 x 6.92)

Having a UPVC double glazed window to front elevation, double shower, vanity basin, low level wc, radiator, two store cupboards.

**Bedroom One**

3.35m.10.67m x 2.74m.12.19m (11.35 x 9.40)

Having a UPVC double glazed window to rear elevation, built in cupboard, gas central heating radiator, carpet to floor.

**Bedroom Two**

2.74m.29.26m x 2.74m.13.72m (9.96 x 9.45)

Having a UPVC double glazed window to front elevation, gas central heating radiator, carpet to floor.

**Garden Room**

2.13m.6.10m x 1.83m.0.61m (7.20 x 6.02)

Having a UPVC door to side elevation leading to the rear garden. UPVC double glazed window to side and rear elevation, tiled floor.

**Hallway**

Having a UPVC door to front elevation, door leading to all rooms and loft access

**Outside**

To the front of the property is garden with established trees. To the rear is a garden with patio area, greenhouse, wooden shed and access to the garage. Single garage with power and light and electric door.

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: D

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)

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

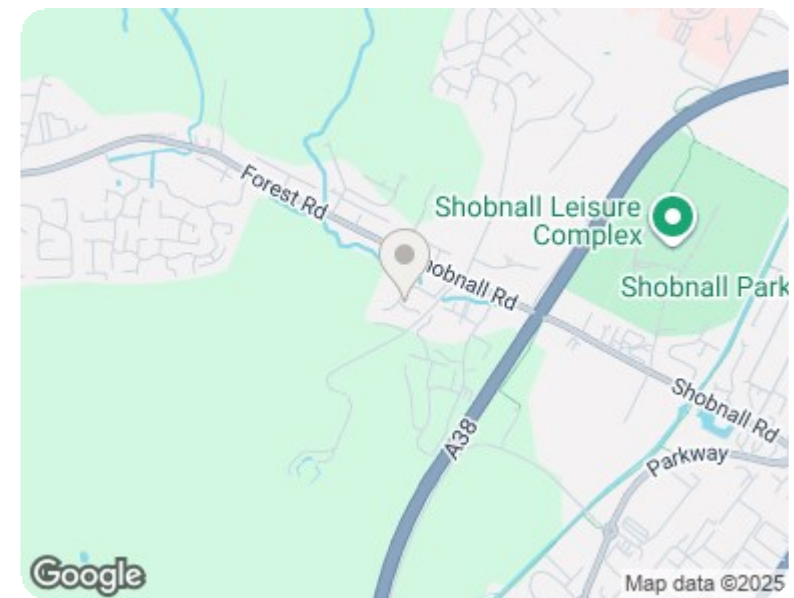
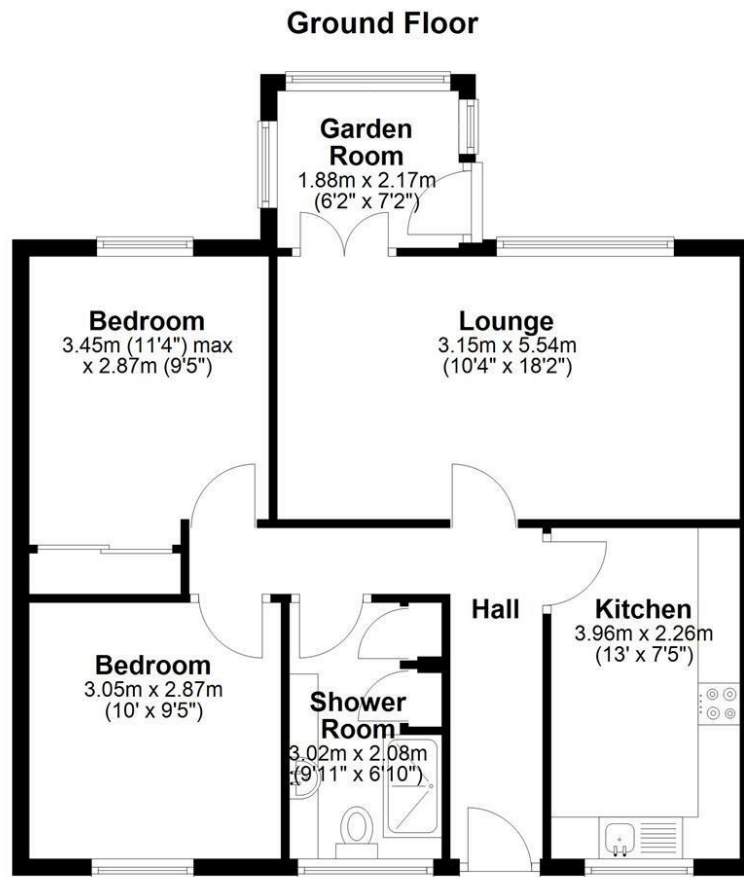
which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Draft details awaiting vendor approval and subject to change










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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Council Tax Band D**

**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, 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>

**01283 528020**

NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN