



Harper Avenue, Burton-On-Trent, DE13 0LZ

Offers Over £140,000

A mid terrace home occupying a generous plot with three bedrooms in Burton On Trent. The property consists of entrance hall, lounge on the front aspect, kitchen/diner positioned across the rear of the home with door to the ground floor bathroom.

The first floor provides three generous bedrooms with the master on the front elevation and two across the rear aspect. The home benefits gas central heating, uPVC double glazing front driveway and garden to the rear.

No Upward Chain, View By Appointment.

The Accommodation

Entrance Hallway

Having a uPVC door to front elevation, stairs to the first floor.

Lounge

4.39m max x 3.66m (14'5 max x 12'0)

Having a uPVC double glazed window to front elevation, carpet to floor and radiator.

Kitchen Diner

3.76m x 2.74m (12'4 x 9'0)

Having a uPVC double glazed door to rear elevation and uPVC window, wall and base units, stainless steel sink and drainer, electric hob and oven with extractor hood, plumbing for washing machine and space for fridge freezer, tiles to floor and radiator.

Ground Floor Bathroom

Having a uPVC double glazed window to rear elevation, bath with shower attachment, low level wc, wash hand basin, radiator and tiles to floor.

First Floor

Bedroom One

4.42m x 3.02m (14'6 x 9'11)

Having a uPVC double glazed window to front elevation, carpet to floor and radiator.

Bedroom Two

3.38m x 2.74m (11'1 x 9'0)

Having a uPVC double glazed window to rear elevation, carpet to floor and radiator.

Bedroom Three

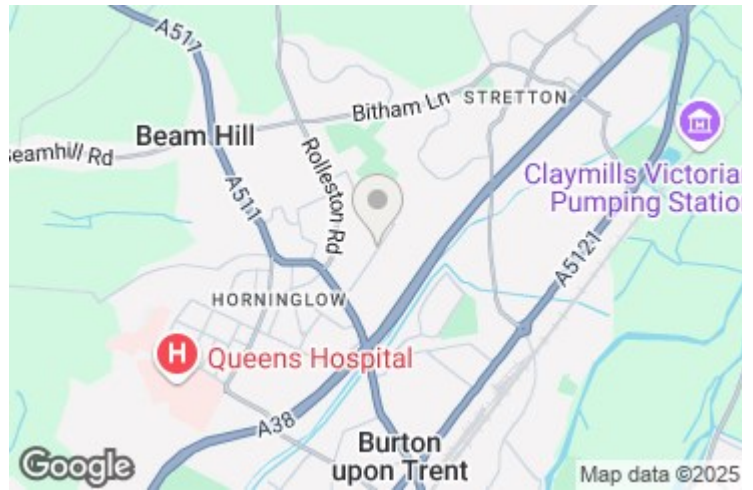
2.49m x 2.44m (8'2 x 8'0)

Having a uPVC double glazed window to rear elevation, carpet to floor and radiator.

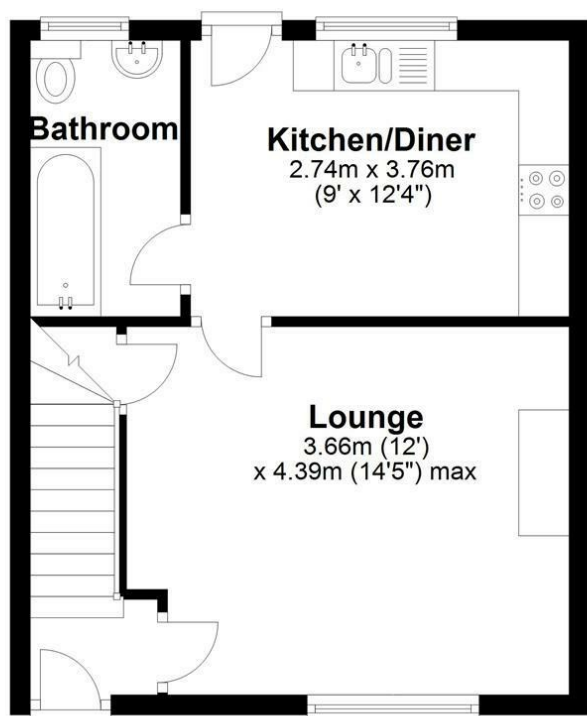
Outside

To the front is a driveway for up to two cars. To the rear is a patio which leads to a large rear garden mainly laid to lawn.

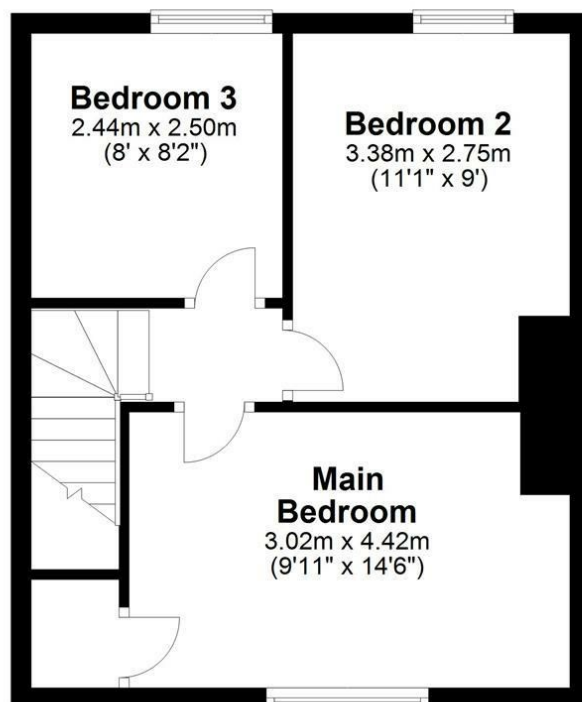
Draft details awaiting vendor approval and subject to change



Ground Floor



First Floor



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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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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