



## Lansdowne Terrace, Burton-On-Trent, DE14 2RH

### £129,995

**\*\* Well Presented Mid Terrace Home \*\* Ideal First Purchase Or Investment \*\***

A Traditional Mid Terrace Home occupying a popular location with the benefit of uPVC double glazing and gas central heating, offering front door to the open plan lounge diner with feature bay window. On the rear aspect a modern fitted kitchen with a selection of white units, built-in oven and 5 ring gas hob, with a uPVC back door to the garden, rear walk-in pantry and wall mounted gas fired combi boiler.

The first floor has a master double bedroom on the front aspect, second bedroom and separate fitted modern bathroom with a twin head mixer shower tap above the bath.

Outside a rear low maintenance garden with patio, shed and shared gated entry to the front elevation with front lawn garden.

View by appointment only.



# The Accommodation

## Lounge

3.63m x 3.00m (11'11 x 9'10)

## Dining Room

3.63m max x 3.30m (11'11 max x 10'10)

## Kitchen

3.02m x 1.93m (9'11 x 6'4)

## First Floor

## Master Bedroom

3.58m x 3.00m (11'9 x 9'10)

## Bedroom Two

3.33m x 1.83m (10'11 x 6'0)

## Bathroom

2.95m x 1.96m (9'8 x 6'5)

## Front & Rear Garden

Draft details waiting vendor approval and subject to change.

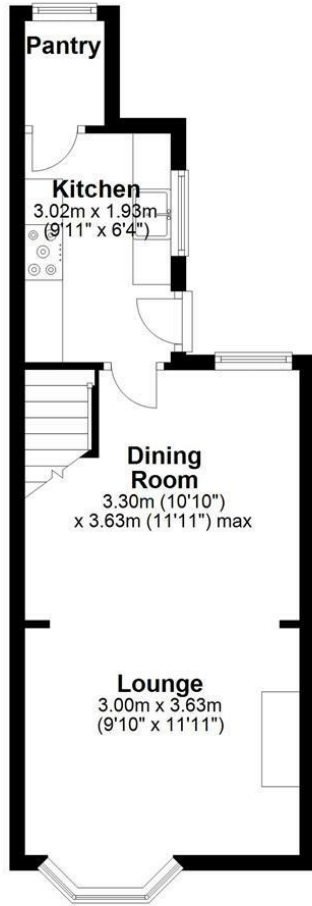
Awaiting revised EPC inspection.







## 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>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

01283 528020

NICHOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN