# James Street, Burton-On-Trent, DE14 3SB

Nicholas Humphreys

**£125,000**

A freshly decorated three-bedroom traditional mid-terrace home offered for sale with no upward chain and immediate vacant possession. Ideally suited to first-time buyers or investors, the property offers two reception rooms, a fitted kitchen, three bedrooms, a family bathroom and an established rear garden with lawn and patio.

Conveniently positioned within walking distance of Burton town centre, local amenities, schools and transport links, this is a fantastic opportunity to purchase a well-presented home in a popular residential location.

**The Accommodation**
A traditional three-bedroom mid-terrace property, freshly decorated throughout and offered for sale with no upward chain and immediate vacant possession. Ideally suited to the first-time buyer or investor alike, this well-presented home enjoys a convenient location within walking distance of Burton town centre, local amenities, schools and excellent transport links.

The accommodation opens with a UPVC double-glazed front entrance door leading into the lounge, positioned to the front aspect of the home. The lounge is a welcoming reception room featuring a UPVC double-glazed window, a feature fireplace creating an attractive focal point, a double radiator and a useful meter cupboard.

Positioned to the rear is the separate dining room, providing an ideal space for formal dining or everyday family living. The room benefits from a UPVC double-glazed window overlooking the rear garden, a double radiator and a useful understairs storage cupboard, while the staircase rises from this room to the first-floor accommodation. Open access leads through into the fitted kitchen.

The kitchen is fitted with a selection of base units and matching eye-level wall cupboards, complemented by preparation work surfaces and freestanding appliance spaces. A wall-mounted gas-fired combination boiler supplies the domestic hot water and central heating system. A UPVC double-glazed window overlooks the rear garden, while a UPVC double-glazed door provides direct access onto the rear yard and garden beyond.

The first-floor landing provides access to the loft space and doors leading to all three bedrooms and the family bathroom. The master bedroom is positioned across the front elevation and enjoys a UPVC double-glazed window together with a radiator. To the rear of the property are two further bedrooms, comprising a second double bedroom and a generously sized single bedroom, both benefiting from UPVC double-glazed windows and radiators.

Completing the accommodation is the centrally positioned family bathroom, fitted with a three-piece white suite comprising a low-level WC, hand wash basin and panelled bath with a mixer shower attachment and glazed shower screen.

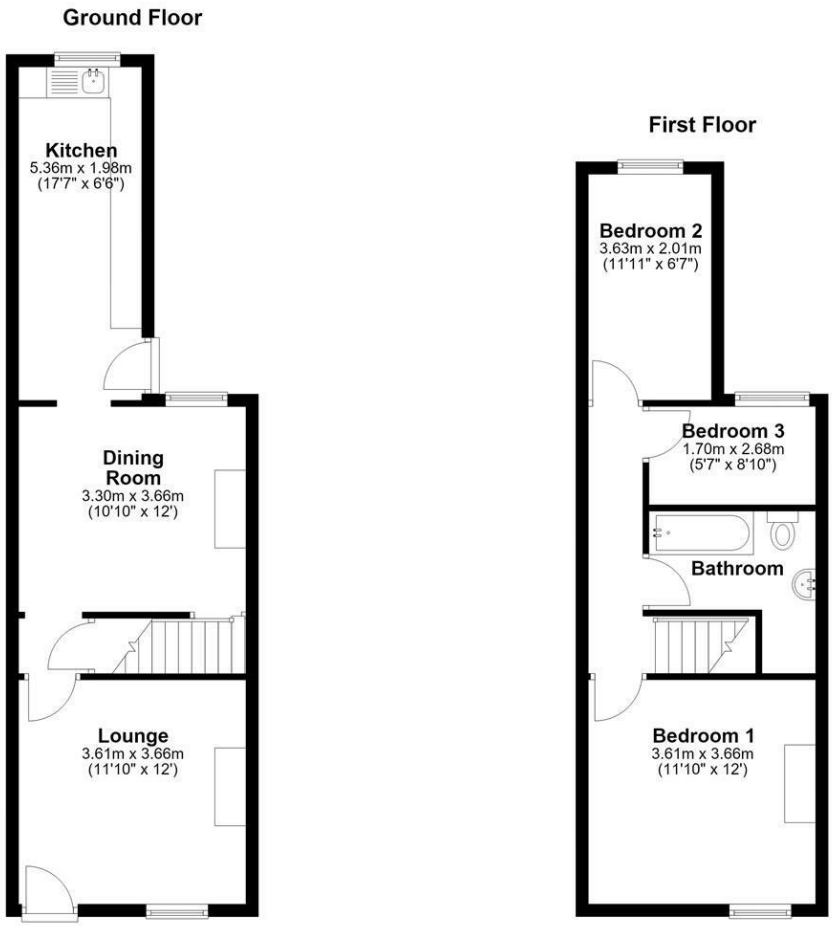
Outside, immediately to the rear of the house is a paved courtyard area with shared gated right of access. The garden extends beyond to a lawned section, complemented by mature borders and a further paved patio seating area positioned at the far end of the plot, creating an ideal outdoor entertaining space.

Offered for sale with no upward chain and immediate vacant possession, this traditional home represents an excellent opportunity for buyers seeking a well-presented property close to Burton town centre, whether as a first home or a buy-to-let investment.

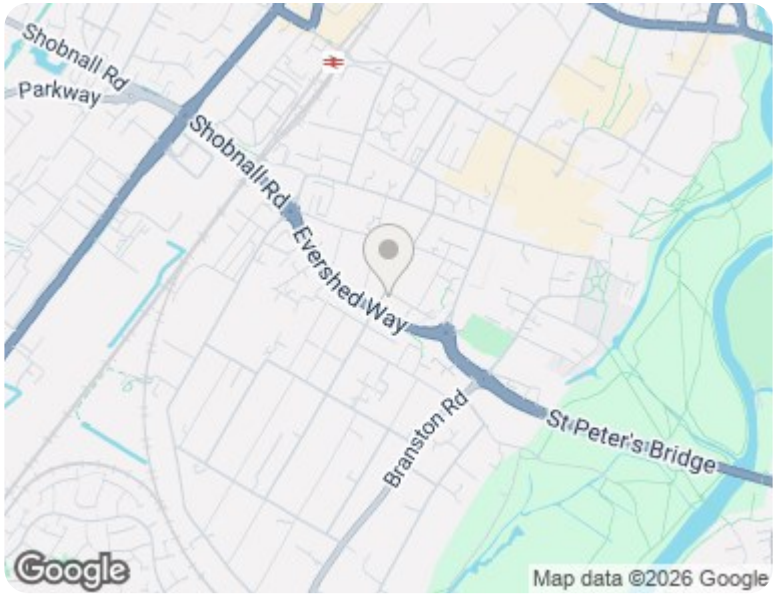
All viewings are strictly by appointment only.

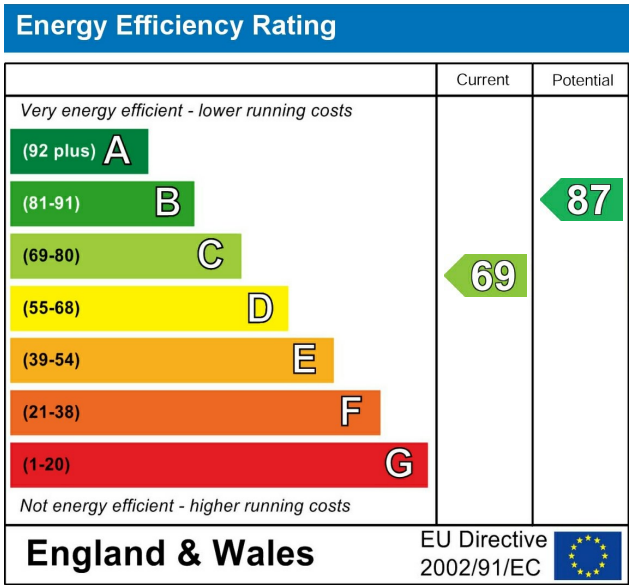
Property construction: Standard
Parking: None
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: A
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: 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.

Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
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.




This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

## Important Notes, Charges & Selective Licence Areas

**Council Tax Band A** **Freehold**

**AML & ID Verification Checks & Charges.** In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

**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.

**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 Licence 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. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston 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