



High Bank Road,, Burton-On-Trent, DE15 0HU

Nicholas
Humphreys

£192,500

This beautifully refurbished and extended period end-terrace, perfect for first-time or second-time buyers, offering stylish and spacious living accommodation in a desirable residential location.

The property in brief; opens with a side entrance door leading into a welcoming hallway, living room across the front aspect featuring a large bay window. Across the rear aspect of the home, the extended open-plan kitchen diner has been fully modernised with new sleek gloss-fronted units, integrated cooker and hob with French patio doors leading off the dining area to the rear garden. A separate utility room & refitted family bathroom completes the ground floor accommodation.

The first floor has a light and airy gallery landing with internal doors leading to; master bedroom enjoying a garden view, a second bedroom positioned at the front, and a separate new fitted shower room.

Set back from the road, the property has a small fore garden with gated side access leading to the established rear garden. Offered for sale with no upward chain



The Accommodation

This beautifully refurbished and extended period end-terrace is situated in a desirable residential location, offering stylish and spacious living accommodation ideal for first-time or second-time buyer.

Ground Floor

The property opens with a side entrance door leading into a welcoming reception hallway, complete with under-stairs storage area and internal doors lead to; The front-facing living room features a large bay window, fresh neutral décor, radiator, and a newly fitted light grey carpet.

At the rear, the extended open-plan kitchen diner provides a modern and spacious setting for everyday living. The fully refurbished kitchen boasts a sleek selection of gloss-fronted base and wall units, an integrated cooker set within a feature chimney breast housing an electric hob with an extractor fan above, and a stainless steel sink set into stylish preparation work surfaces. An upright radiator and laminate flooring seamlessly flows into the dining space, which also includes a designated area for a fridge freezer, inset ceiling spotlights, and French patio doors opening onto the rear garden.

A separate utility room offers space for a freestanding appliance, additional work surface, and an internal door leading to the refitted family bathroom. The bathroom comprises a modern three-piece suite, including a hand wash basin with gloss storage below, a low-level WC, and a P-shaped shower bath with a glass screen and overhead shower. Finished with complementary light grey wall tiling, the bathroom also features a UPVC window, an extractor fan, and a chrome ladder-style heated towel rail.

First Floor

The master bedroom, positioned at the rear, enjoys views over the garden and benefits from a built-in cupboard housing the gas-fired closed system boiler, a new fitted carpet, and a radiator. The second bedroom, situated at the front, is bright and airy with two UPVC double-glazed windows, a radiator, and a newly fitted carpet.

Access from the light and airy gallery landing into the modern shower room, featuring a low-level WC, a hand wash basin with storage below, a shower enclosure with a fitted electric shower, an extractor fan, and stylish wall panels.

Outside

Set back from the road, the property enjoys a small fore garden with gated side access leading to the established rear garden. The garden offers a paved patio area, surrounded by mature trees and hedgerows, providing a private and tranquil outdoor space.

Hallway

Living Room

4.24m x 3.58m (13'11 x 11'9)

Extended Kitchen Diner

6.22m x 3.66m (20'5 x 12'0)

Utility Room

Bathroom

2.77m x 1.47m (9'1 x 4'10)

First Floor Landing

Bedroom One

3.28m x 3.43m (10'9 x 11'3)

Bedroom Two

2.92m+recess x 2.62m (9'7+recess x 8'7)

Shower Room

1.85m x 1.52m (6'1 x 5'0)

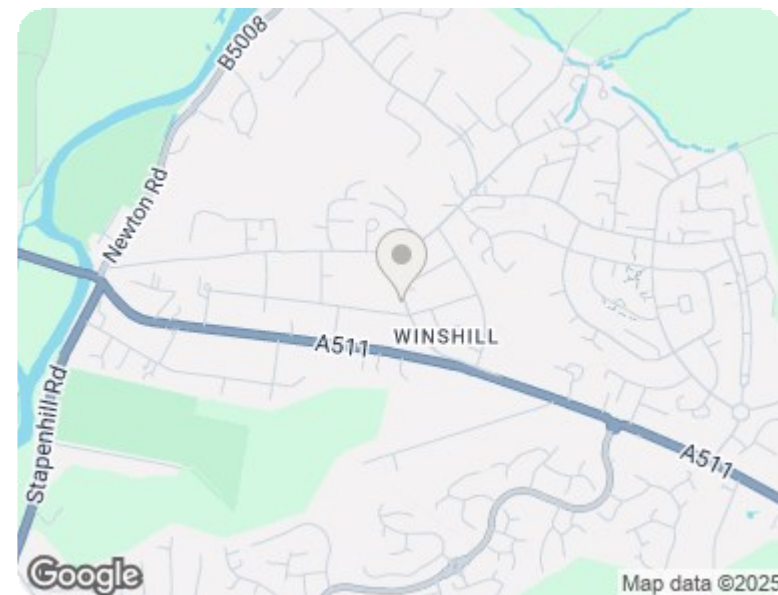
Rear Garden

Property construction: Standard
Parking: On Street
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: A
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority: East Staffordshire Borough Council
Useful Websites: www.gov.uk/government/organisations/environment-agency









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		85
(69-80) C	70	
(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	

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.

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>

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