



Traditional two-bedroom mid-terrace home offered for sale with no upward chain and immediate vacant possession. Featuring an open-plan lounge diner, fitted kitchen, two first-floor bedrooms and bathroom, together with an enclosed rear courtyard and separate rear garden. Ideally suited to first-time buyers or investors and conveniently located close to Burton town centre and local amenities. Internal viewing is recommended.

The Accommodation

A traditional mid-terrace property, ideally suited to the first-time buyer or investor alike, offered for sale with no upward chain and immediate vacant possession. Conveniently positioned within easy reach of Burton town centre and local amenities, the property provides well-proportioned accommodation and excellent potential for further improvement.

The accommodation is entered via a uPVC double-glazed front entrance door leading into a spacious open-plan lounge diner. This light and airy reception room is finished with laminate flooring and benefits from radiators, a uPVC double-glazed window to the front elevation, staircase rising to the first-floor accommodation, and a useful under-stairs storage cupboard. To the rear area of the room, a uPVC double-glazed door provides access to the courtyard and rear garden, while an internal door leads through to the kitchen.

The kitchen is fitted with a selection of base cupboards and matching eye-level wall units, complemented by preparation work surfaces incorporating a stainless steel sink unit. There is freestanding appliance space for a cooker and washing machine, together with a wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system. The kitchen is further enhanced by a radiator and a uPVC double-glazed window to the side elevation.

The first-floor landing provides access to two bedrooms and the family bathroom. The principal bedroom is a well-proportioned double room, while the second bedroom offers versatility as a guest room, nursery or home office. The bathroom is fitted with a three-piece suite comprising a WC, hand wash basin and panel bath with mixer shower tap attachment, together with a radiator and uPVC double-glazed window.

Outside, the property enjoys an enclosed rear courtyard immediately to the rear of the house, with gated access across a shared pedestrian pathway leading to the main rear garden. The garden offers excellent potential but is currently in need of general maintenance.

Offered for sale with no upward chain and immediate vacant possession, this traditional home represents an excellent opportunity for first-time buyers looking to step onto the property ladder or investors seeking a buy-to-let purchase. All viewings are strictly by appointment only.

Property construction: Standard

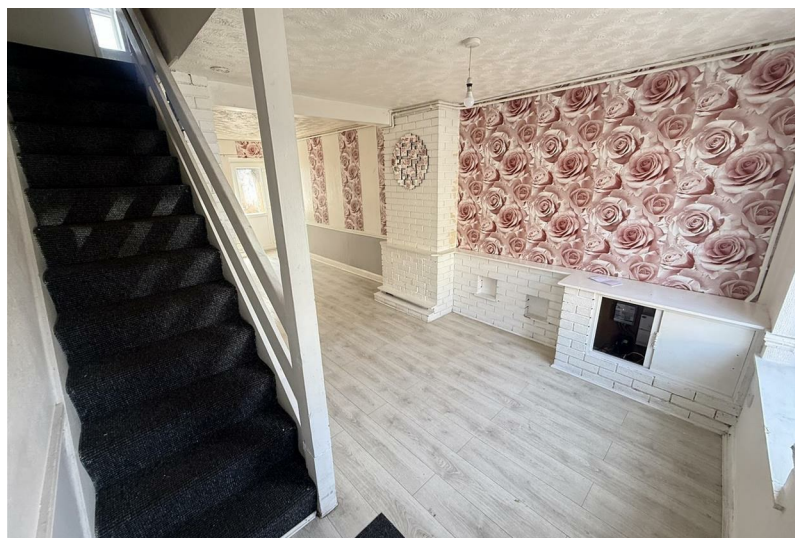
Parking: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas



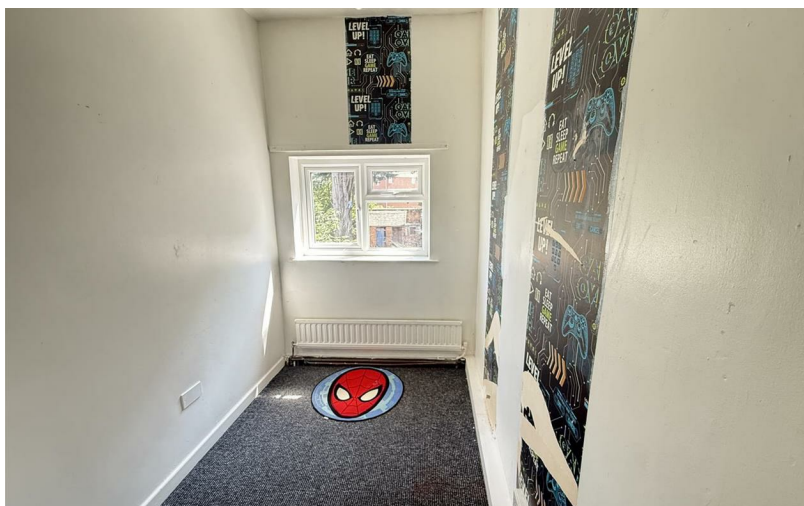
Council Tax Band: A
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed:
<https://checker.ofcom.org.uk/> Mobile signal/coverage:
See Ofcom link <https://checker.ofcom.org.uk/>
Useful Websites:
www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements

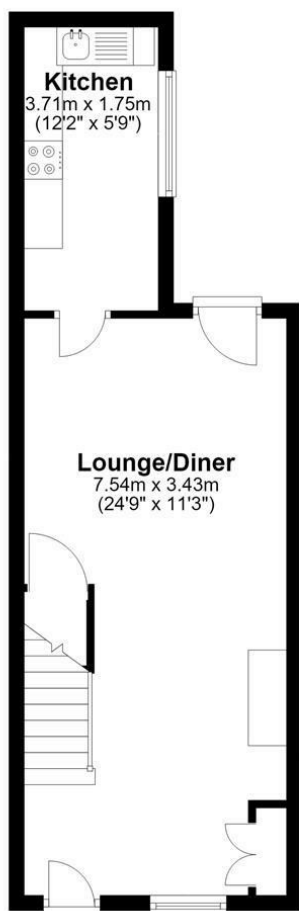
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance 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.

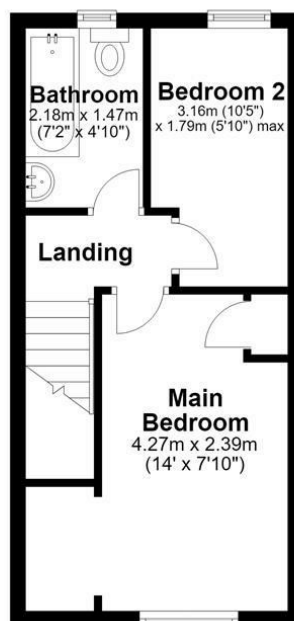
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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



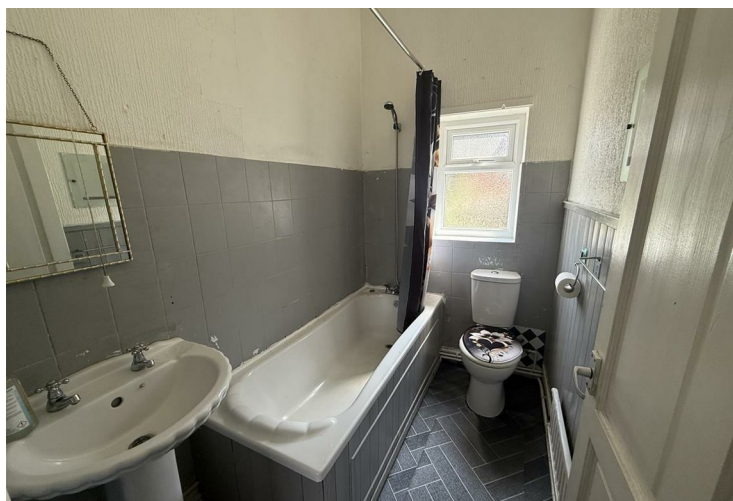
Ground Floor

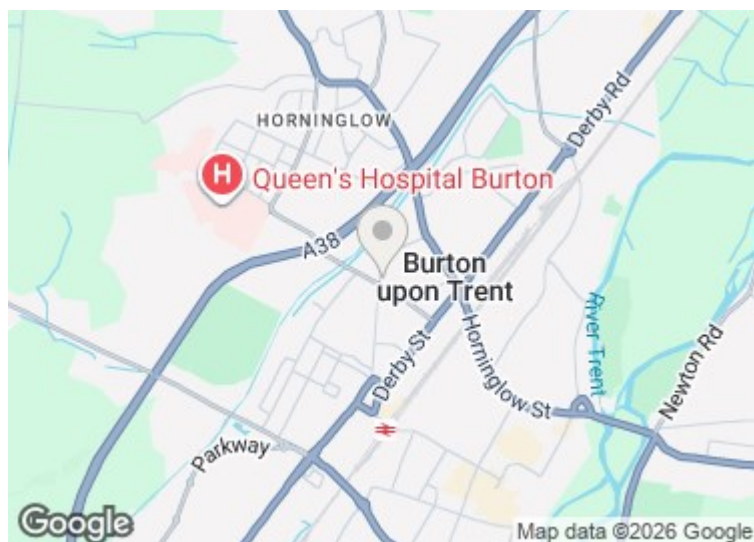


First Floor



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.



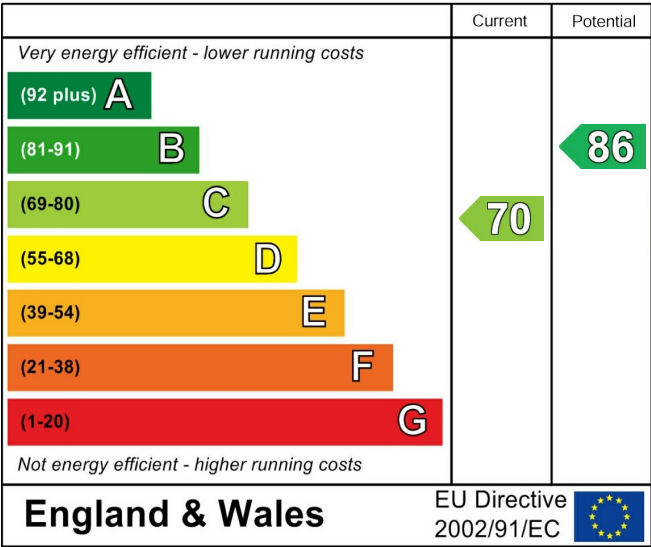


This Brochure consists of 6 pages,
please ensure you have read all pages
before proceeding with your proposed
purchase.

Council Tax Band A

Freehold

Energy Efficiency Rating



Important Notes, Charges & Selective Licence Areas

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. 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>