



Napier Street, Burton-On-Trent, DE14 3LN

Asking Price £105,000

**** ATTENTION LANDLORDS ****

A traditional mid terrace home offering majority Upvc double glazed and gas centrally heated accommodation. The home is occupied with a tenant in place currently paying £480 pcm and ready for a review.

In brief the home offers lounge leading to a fitted kitchen with a selection of fitted units, with built-in oven and hob, freestanding appliance spaces and back door to the garden. There is a concealed gas fired Worcester Combi boiler supplying the hot water and central heating system. The first floor has two double bedrooms and a fitted bathroom offering a three piece white bathroom suite with a shower positioned above the bath. .

Outside a shared gated entry access leading to the rear garden with detached brick built storage sheds, patio and garden. Viewings by strictly appointment only.

The Accommodation

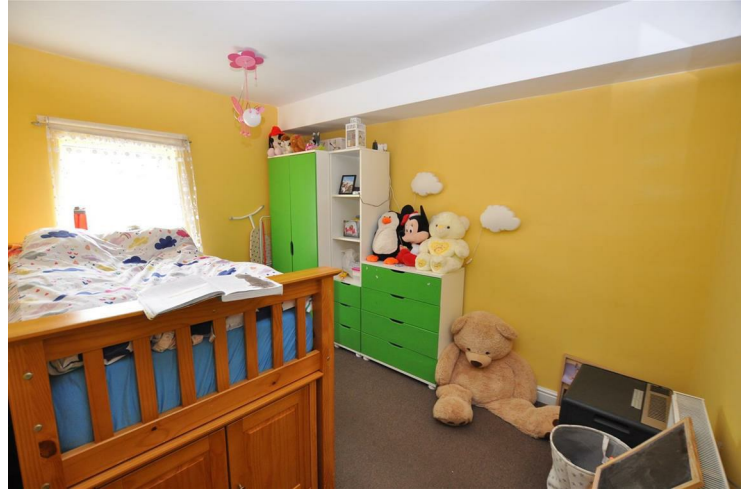
Lounge

3.63m x 3.43m (11'11 x 11'3)



Bedroom Two

3.58m x 2.69m (11'9 x 8'10)



Kitchen Diner

3.58m x 2.64m (11'9 x 8'8)



Bathroom

2.67m x 1.60m (8'9 x 5'3)



First Floor

Main Bedroom

3.61m x 3.30m max (11'10 x 10'10 max)

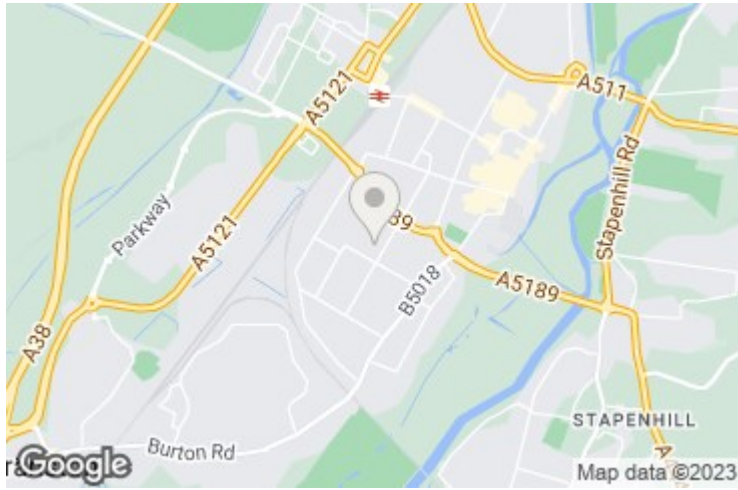


Rear Garden & Outbuildings

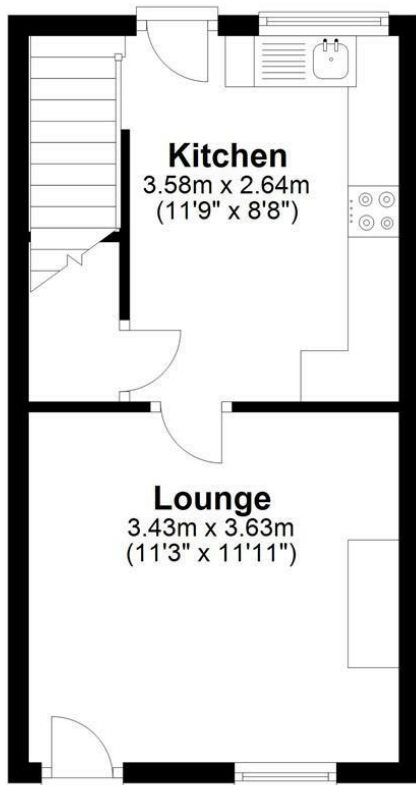


Draft details awaiting vendor approval and subject to change.
The home has a good paying tenant in occupation on a rolling agreement, with an expectation of a rent

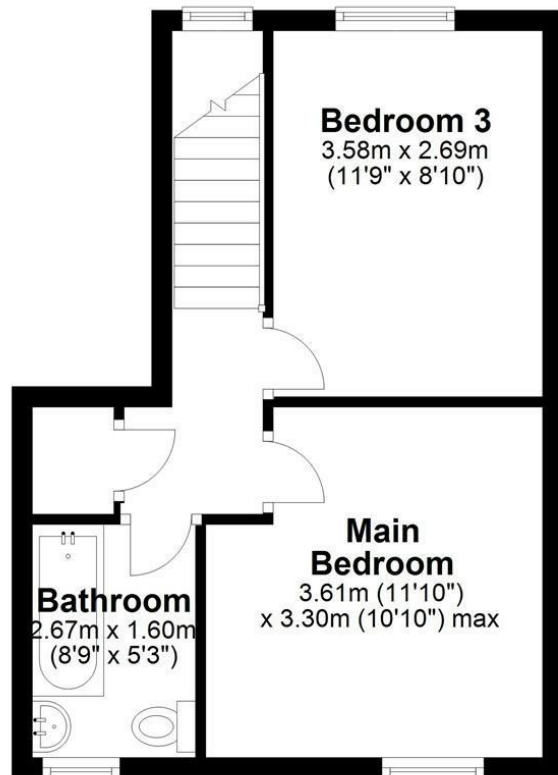
increase, currently paying £480 pcm.
Council Tax Band A



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. Main's water, gas and electricity are understood to be available to the property but 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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