Nicholas Humphreys

Holme Farm Avenue, Burton-On-Trent, DE15 9EG

£210,000



A traditional three-bedroom detached family home occupying a popular residential position close to the Trent Washlands and Stapenhill Gardens.

Offering well-proportioned accommodation comprising an entrance hallway, spacious front lounge opening into a separate dining room with French patio doors to the garden, fitted kitchen, three generous first-floor bedrooms and family bathroom.

Outside, the property benefits from a front garden, side driveway, detached garage and enclosed rear garden. Offering excellent potential for purchasers wishing to personalise a home to their own requirements. Offered for sale with vacant possession and no upward chain.
Viewing strictly by appointment only.

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The Accommodation
The accommodation is entered via a UPVC double-glazed side entrance door, opening into a welcoming reception hallway with a double radiator and staircase rising to the first-floor accommodation.

Positioned to the rear aspect of the home is the fitted kitchen, incorporating a selection of base units and wall cupboards with preparation work surfaces and appliance spaces. There are UPVC double-glazed windows overlooking the rear aspect, together with a wall-mounted gas central heating boiler.

The lounge occupies the full width of the front elevation, providing a generously proportioned reception room with a UPVC double-glazed window overlooking the front garden and a double radiator. Open-plan access leads through to the separate dining area, creating a sociable arrangement for everyday family living and entertaining. The dining room enjoys UPVC double-glazed French patio doors opening directly onto the enclosed rear garden, providing a pleasant connection between the internal accommodation and outdoor space.

To the first floor, the landing features a UPVC double-glazed window to the side elevation, access to the loft space and a useful over-stairs storage cupboard.

The principal bedroom is positioned across the front aspect of the property and benefits from a UPVC double-glazed window and single radiator. Two further generously proportioned bedrooms are situated across the rear elevation, offering flexible accommodation for family members, guests or those requiring a home office.

Completing the first-floor accommodation is the centrally positioned family bathroom, fitted with a white suite comprising a panelled bath with electric shower above, pedestal hand wash basin and WC. The bathroom also benefits from ceramic wall tiling, a chrome heated towel rail and a UPVC double-glazed window.

Outside, the property is set back from the road behind an established front garden, with a driveway extending along the side of the home and providing off-road parking and access to the detached garage, positioned towards the rear of the plot.

The enclosed rear garden offers an opportunity for purchasers to create an attractive outdoor space for relaxation, gardening and entertaining, with the additional benefit of the detached garage providing useful parking or storage facilities.

Detached Garage: Measuring approximately 21'6" x 12'1" (6.55m x 3.68m), the generously proportioned detached garage benefits from an electrically operated roller door, UPVC double-glazed window and a separate side personnel access door.









Agents' Note – Estate

The property is being sold as part of an estate and is offered with vacant possession and no upward chain. Prospective purchasers should be aware that certain information relating to the property, including services, installations, boundaries, ownership and title documentation, may not be fully available or independently verified by the selling agents or estate representatives.

Purchasers are therefore advised to instruct their acting solicitor or licensed conveyancer to undertake all necessary enquiries, searches and investigations to satisfy themselves as to the property's legal title, condition and all relevant information prior to exchange of contracts and completion. Any services, appliances or installations referred to within these particulars have not been tested by the selling agents.

All viewings are strictly by prior appointment through Nicholas Humphreys Estate Agents.

Awaiting EPC Inspection
Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: C
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

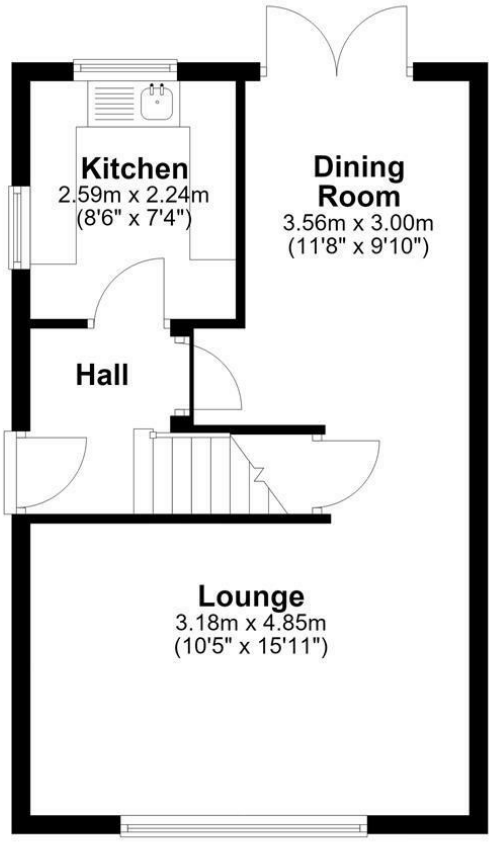




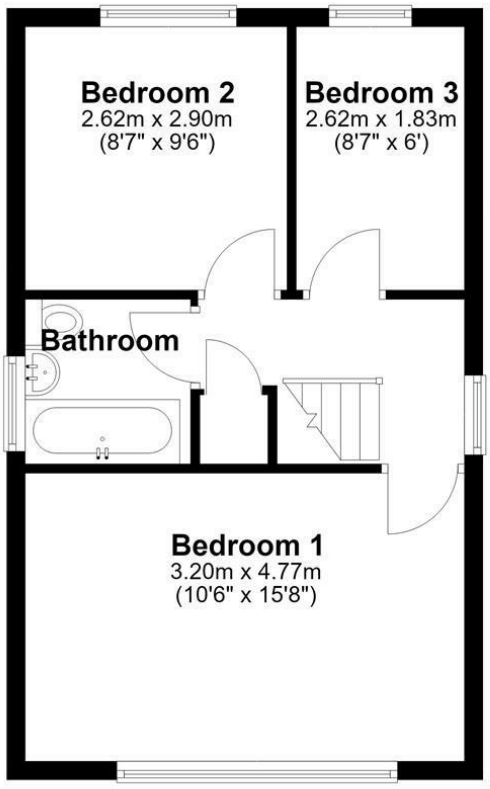




## Ground Floor

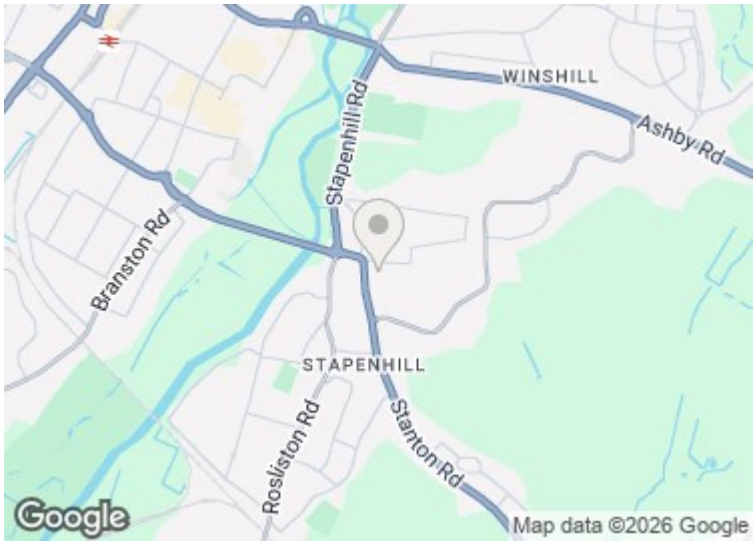



## First Floor




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.

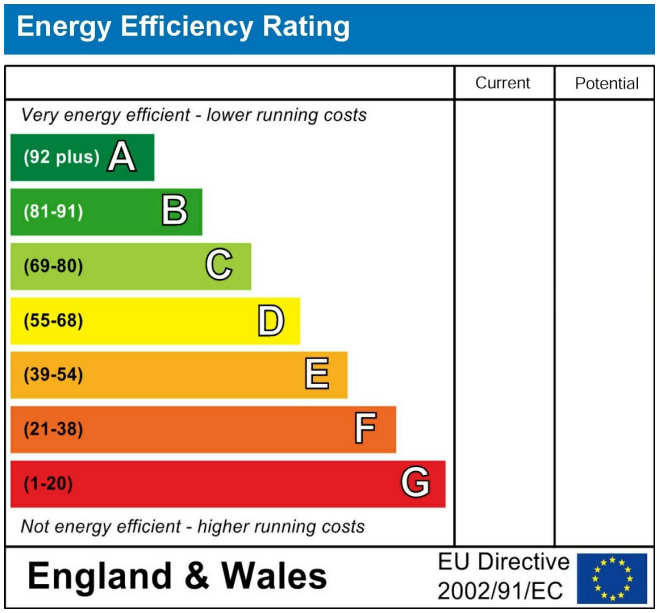





This Brochure consists of 6 pages, please ensure you have read all pages before proceeding with your proposed purchase.

Council Tax Band C

Freehold




## 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. 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