



## Calais Road, Burton-On-Trent, DE13 0UH

**£140,000**

**\*\* Traditional Bay Fronted Terrace \*\* No Upward Chain \*\* Ready to View \*\* Three Bedrooms \*\***

A traditional mid terrace home having uPVC double glazing and gas central heating, in need of moderate internal decoration and improvement. This mid terrace home provide uPVC front entrance door to the lounge with walk-in bay window, separate dining room with under stair storage cupboard.

The kitchen is located on the rear aspect with electric hob and extractor hood above, spaces for built-in oven and fridge freezer, back door to the garden and internal door to the ground floor bathroom offering a three piece white bathroom suite.

The first floor has three generous bedrooms. The garden to the rear aspect has shared gated access with decking and lawn. View by appointment.

## The Accommodation

### Lounge

3.76m x 3.43m (12'4 x 11'3)

### Dining Room

3.76m x 3.71m (12'4 x 12'2)

### Kitchen

2.64m x 2.11m (8'8 x 6'11)

### Ground Floor Bathroom

### First Floor

### Bedroom Front Aspect

3.76m x 3.40m (12'4 x 11'2)

### Bedroom Two

3.94m x 3.73m (12'11 x 12'3)

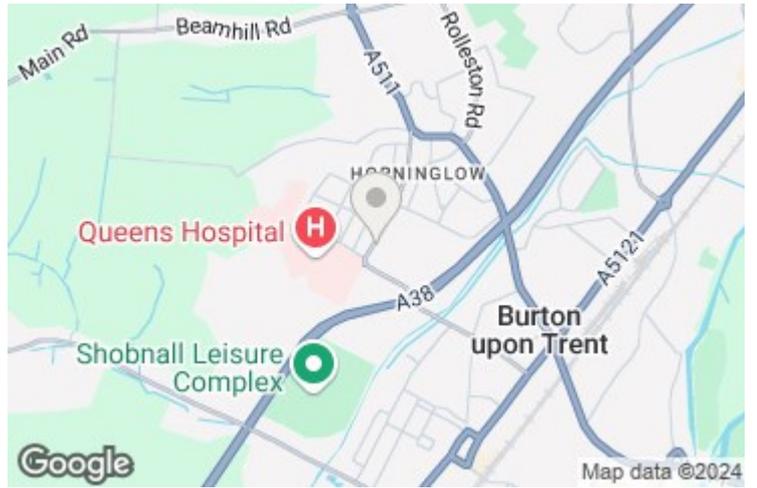
### Bedroom Three

2.72m x 2.18m (8'11 x 7'2)

### Rear Garden

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.

**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.

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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