



**\*\* Traditional Home \*\* Two Reception Rooms \*\* Generous Garden \*\***

This traditional mid-terrace home is ideally located near the River Trent, Washlands, and Burton town centre. Offering UPVC double glazing and gas central heating, the property features a front lounge, separate dining room, and a fitted kitchen with built-in appliances and rear garden access.

The first floor includes two double bedrooms and a modern bathroom with a three-piece suite. Outside, there is a patio, lawned garden, and brick-built shed, with a shared gated entry and forecourt garden to the front. Viewings are strictly by appointment only. Please note that the property is currently tenanted with a monthly income of £750pcm.

## The Accommodation

Occupying a desirable residential setting near the River Trent and Washlands, this traditional mid-terrace home offers well-appointed accommodation enhanced by UPVC double glazing and gas central heating throughout. The property opens with a UPVC entrance door leading into a welcoming front lounge, featuring laminate flooring and a built-in storage cupboard. A door leads through to the separate dining room, which continues the laminate flooring and includes a rear-facing window and stairs rising to the first floor.

The fitted kitchen is well-equipped with a range of base units, drawers, and matching wall cupboards, complemented by work surfaces and appliance space for a freestanding washing machine and fridge or freezer. A built-in oven with a four-ring electric hob and extractor hood. There's wall-mounted gas combination boiler, which provides domestic hot water and central heating. A rear UPVC door and window offer views and access to the garden.

The first floor offers two generously sized double bedrooms, with the larger principal bedroom enjoying a front aspect through a UPVC window. The modern bathroom features a white three-piece suite, including a WC, wash hand basin, and a panelled bath with mixer shower tap, glass shower screen, complementary wall tiling, extractor fan, and rear-facing UPVC window.

Externally, the rear garden begins with a paved patio and brick-built storage shed. Steps lead down to a lawned area, followed by an additional garden space requiring moderate cultivation. A shared, gated entry provides convenient access from the front, where a forecourt garden is bordered by a mature privet hedge.

Well situated for access to Burton town centre, the Washlands, and a host of local amenities, this home presents an ideal opportunity for first-time buyers or investors as the property is currently tenanted with a monthly income of £750pcm. Viewings are strictly by appointment only.

### Lounge

12'0 x 12'0

### Dining Room

12'3 x 12'0

### Kitchen

8'5 x 6'4

### Bedroom One

13'8 x 12'1

### Bedroom Two

12'2 x 10'6

### Bathroom

11'0 x 6'4

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](http://www.gov.uk/government/organisations/environment-agency)

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.

The home is currently tenanted and therefore notice will be issued to the tenant once a buyer has been found, however this can cause a further delay to the two months notice given in certain circumstances.

Draft details awaiting vendor approval and subject to change

### Note

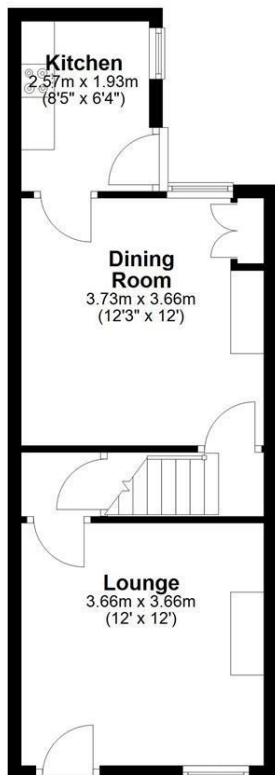
The property is currently tenanted with a monthly income of £750pcm.

Prospective purchasers who wish to live in the property will need to be aware that this may cause a delay in proceedings.





**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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(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	



### 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, Branstons 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>

**01283 528020**  
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN