Hill Street, Burton-On-Trent, DE15 9LD

Nicholas Humphreys

Offers Over £135,000

A traditional three-bedroom mid-terrace home situated in the popular residential area of Stapenhill, offering spacious accommodation ideally suited to first-time buyers or investors with no upward chain.

Benefiting from two reception rooms, kitchen, generous master bedroom with two further bedrooms and bathroom on the first floor. An enclosed rear garden, no upward chain and immediate vacant possession, the property is conveniently located within walking distance of Stapenhill Gardens, the River Trent Washlands and Burton town centre.

Early viewing is highly recommended.

The Accommodation
A traditional mid-terrace property, ideally suited to the first-time buyers or investor alike, occupying a convenient position within the popular residential area of Stapenhill. Offered for sale with no upward chain and immediate vacant possession, the property provides well-proportioned accommodation throughout and enjoys an extensive rear garden, all within easy reach of Stapenhill Gardens, the River Trent Washlands and Burton-on-Trent town centre.

The accommodation is entered via a uPVC double-glazed front entrance door leading into the welcoming lounge, positioned to the front elevation of the home. The lounge benefits from a walk-in uPVC double-glazed bay window, laminate flooring, a feature fireplace, the meter cupboard, radiator and an internal door leading through to the separate dining room.

The spacious dining room offers a feature open fireplace, laminate flooring, a useful under-stairs storage cupboard, radiator, uPVC double-glazed window and staircase rising to the first-floor accommodation. A door leads through to the fitted kitchen, which is appointed with a selection of base and eye-level units, preparation work surfaces, a stainless steel sink unit, freestanding cooker space with gas point, and further appliance space and plumbing for a washing machine and fridge. A uPVC double-glazed window and rear entrance door provide access to the enclosed rear garden.

To the first floor, the principal double bedroom is positioned to the front elevation and benefits from a uPVC double-glazed window and radiator. Two further well-proportioned bedrooms overlook the rear garden, making the property suitable for families and home working. The centrally positioned bathroom is fitted with a three-piece white suite comprising a low-level WC, hand wash basin and panelled bath with mixer shower attachment, complemented by a radiator.

Outside, the property is set back from the road with front hardstanding. The enclosed rear garden features a block-paved patio seating area leading onto an extensive lawn, all enclosed by timber fence boundaries. A useful garden shed is included, together with a shared gated right of way across neighbouring properties providing pedestrian access to the front of the home.

Ideally located within the heart of Stapenhill, the property is within walking distance of the popular Stapenhill Gardens, the River Trent Washlands and the Ferry Bridge, providing pleasant riverside walks into Burton-on-Trent town centre. A wide range of local amenities, schools and transport links are also close at hand.

Offered for sale with no upward chain and immediate vacant possession, early viewing is highly recommended. All viewings are strictly by appointment only.

Lounge
3.58m x 3.51m (11'9 x 11'6)

Dining Room
3.61m x 3.58m (11'10 x 11'9)

Kitchen
2.97m x 1.78m (9'9 x 5'10)

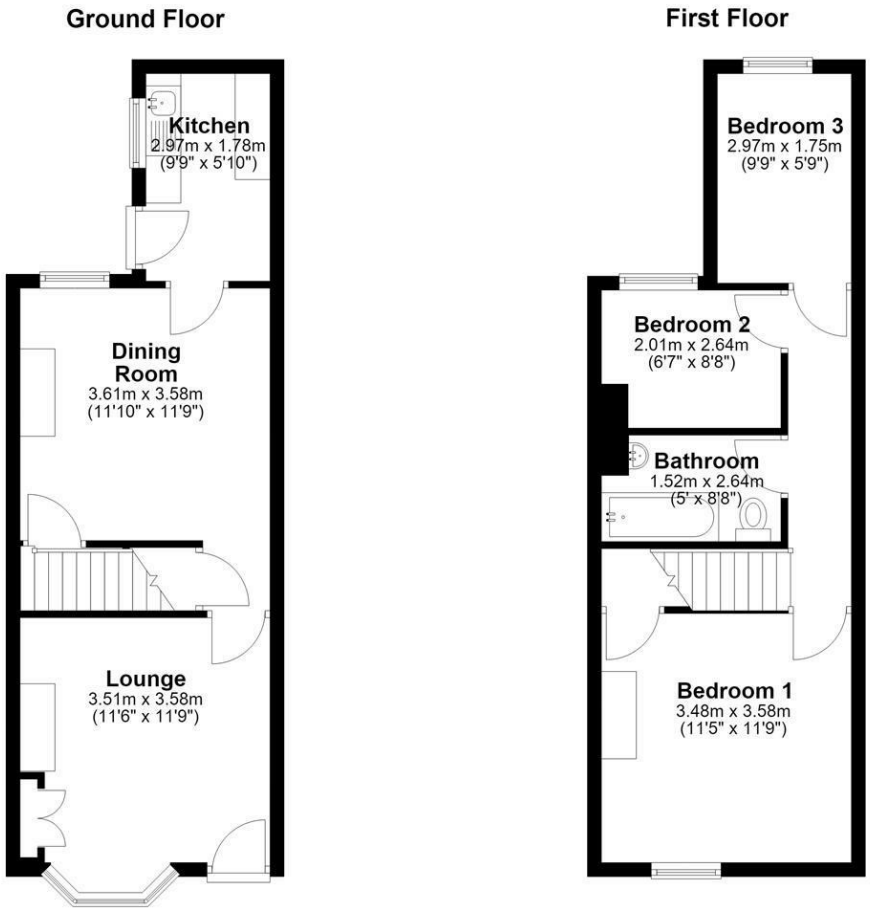
Bedroom One
3.58m x 3.48m (11'9 x 11'5)

Bedroom Two
2.64m x 2.01m (8'8 x 6'7)

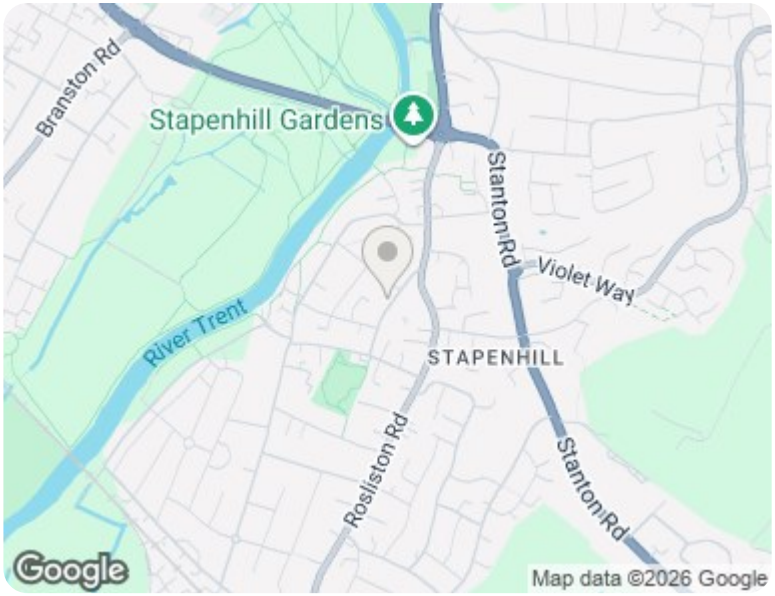
Bedroom Three
2.97m x 1.75m (9'9 x 5'9)

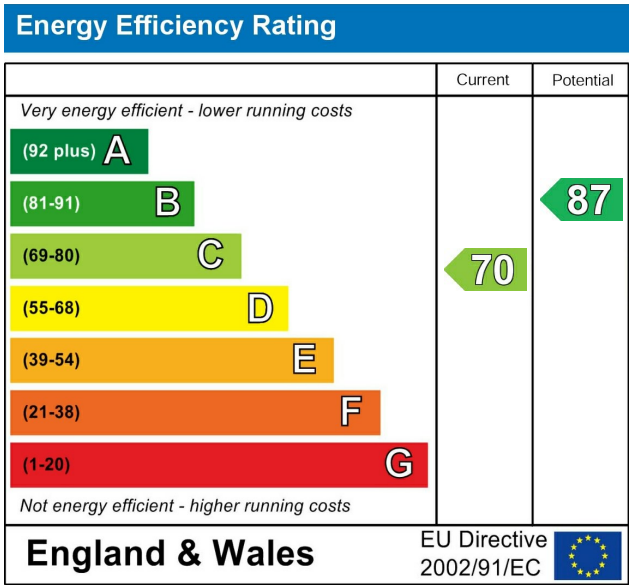
Bathroom
1.52m x 2.64m (5'0 x 8'8)

Property construction: Standard
Parking: On street only
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



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 8 pages, please ensure you have read all pages before your proposed purchase.

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

Important Notes, Charges & Selective Licence Areas

Council Tax Band A **Freehold**

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