



**\*\* Traditional Mid Terrace \*\* Two Reception Rooms \*\* Two Bedrooms \*\* No Chain \*\***

A traditional two-bedroom mid-terrace home in a popular location, ideal for first-time buyers or investors. The property features a front forecourt garden, two reception rooms, a fitted kitchen, and a modern bathroom with P-shaped shower bath. Outside, there's a low-maintenance rear garden with decked, paved and gravelled areas plus a timber shed.

Conveniently situated close to Burton town centre and nearby Stretton village, with a range of shops, schools and amenities. Offered with no upward chain and immediate vacant possession.

Viewing strictly by appointment.

## The Accommodation

A traditional mid-terrace home, occupying a popular and convenient location, ideal for first-time buyers and investors alike. The property is set back from the road with a forecourt garden, leading to a UPVC double-glazed front entrance door opening into the lounge.

**Lounge** – Positioned to the front elevation, featuring a UPVC double-glazed window, single radiator, laminate flooring, and open access through to the dining room.

**Dining Room** – Enjoying a continuation of the laminate flooring, with part-panelled walls, UPVC double-glazed window, useful built-in understairs storage cupboard, and staircase rising to the first-floor accommodation.

**Kitchen** – Set to the rear aspect, fitted with a selection of base cupboards and drawers, matching wall units, built-in double oven, gas hob, freestanding appliance spaces, and tiled flooring. A UPVC double-glazed window and door lead out to the garden.

## First Floor

**Landing** – With inset ceiling spotlights and radiator, providing access to bedrooms and bathroom.

**Bedroom One** – Positioned to the front elevation, with UPVC double-glazed window, feature traditional cast-iron fireplace, and built-in cupboard providing access to the loft.

**Bedroom Two** – A good-sized room overlooking the rear aspect, with UPVC double-glazed window.

**Bathroom** – Fitted with a modern three-piece suite comprising WC, hand wash basin, and P-shaped shower bath with curved glass screen and thermostatic shower above. Chrome heated towel rail, UPVC double-glazed window, and airing cupboard housing the gas-fired combination boiler which supplies domestic hot water and central heating.

## Outside

To the rear is an enclosed garden, featuring decked, gravelled, and paved areas, with a timber-constructed shed and gated right of access to the front.

## Location

The home is conveniently located in a well-established suburb of Burton-on-Trent, within easy reach of local amenities, transport links, and schooling. Nearby Stretton village offers a range of shops, services, and recreational facilities.

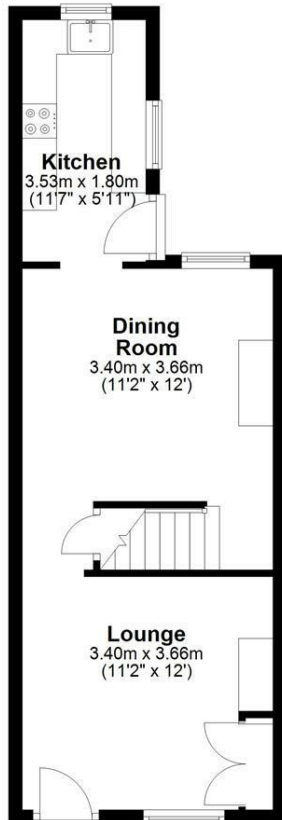
## Agents Notes

The property is offered with no upward chain and vacant possession. Viewing is strictly by appointment only via the selling agent.





**Ground Floor**



**First Floor**

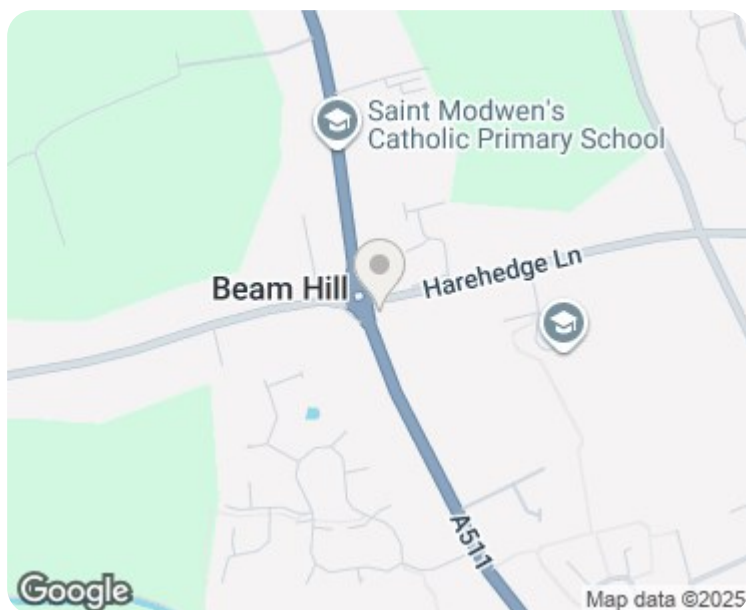


NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. 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>		
(69-80) <b>C</b>	69	80
(55-68) <b>D</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, Branston 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>

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