



Main Street, Branston, Burton-On-Trent, DE14 3EY

£200,000

Nicholas
Humphreys

Main Street, Branston, Burton-On-Trent

**** Delightful Modernised Mid Town House ** Impressive Interior Accommodation ** Driveway & Garage ****

Located in the heart of Old Branston is this delightful three-bedroom townhouse providing generous accommodation to the growing family, set back from the road with a lawn frontage and rear vehicle access to the single garage.

The interior accommodation opens with a welcoming reception hallway leading to the lounge on the front elevation and open plan through to the separate formal dining room.

The fitted kitchen has a wide selection of fitted units with built-in oven and gas hob with extractor hood above. The first floor has three well-proportioned bedrooms and a family bathroom offering a three piece white bathroom suite. Outside the home has an extensive front lawn garden, well maintained rear garden and rear parking leading to the single garage. View By Appointment.



The Accommodation

The interior accommodation benefits uPVC double glazing and gas central heating supplied by the combination boiler concealed within the loft space. the home opens with a uPVC front entrance door into a welcoming entrance hallway, with double glazed windows, tiled flooring and a staircase rising to the first floor.

The lounge has a a built-in storage cupboard, a double glazed window to the front elevation, and laminate flooring continues through to the formal dining room. The dining room features double glazed French patio doors opening onto the rear garden.

The fitted kitchen has a wide range of matching wall and base units, a roll-edge work surface, a four-ring gas hob with extractor above, and an electric oven below. There is freestanding appliances spaces for a washing machine and fridge freezer, and a double glazed window and door to the rear garden.

To the first floor are three generous bedrooms and the family bathroom and is equipped with a three-piece bathroom suite, comprising a low-level WC, wash hand basin, bath with shower above.

Hallway

Lounge

3.78m x 3.45m (12'5 x 11'4)

Dining Room

2.74m x 2.59m (9'0 x 8'6)

Kitchen

3.38m max x 2.11m (11'1 max x 6'11)

Bedroom One

3.78m x 2.90m (12'5 x 9'6)

Bedroom Two

2.90m x 2.90m (9'6 x 9'6)

Bedroom Three

2.51m x 1.83m (8'3 x 6'0)

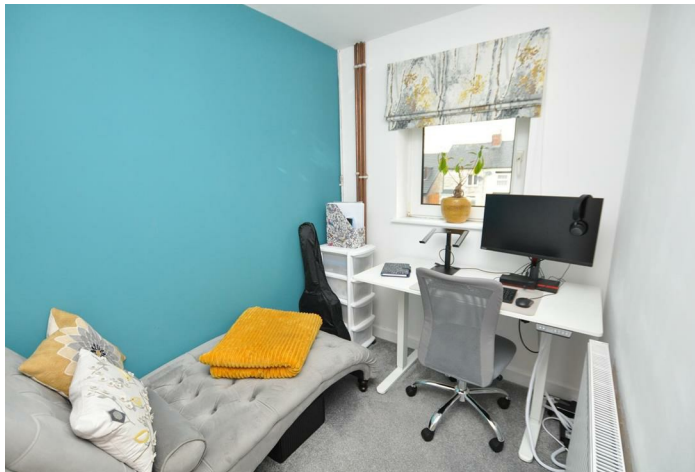
Family Bathroom

Rear Garden & Garage

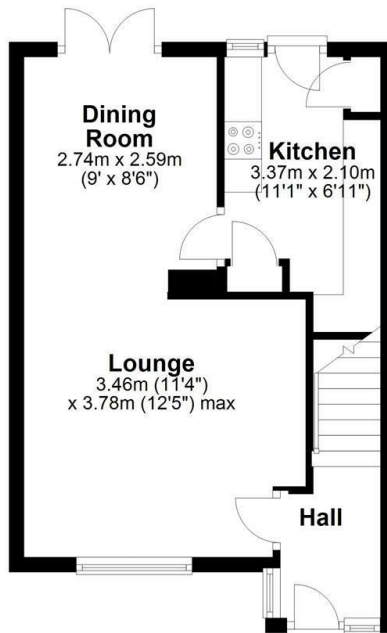
Draft details awaiting vendor approval subject to change

Council Tax Band: B

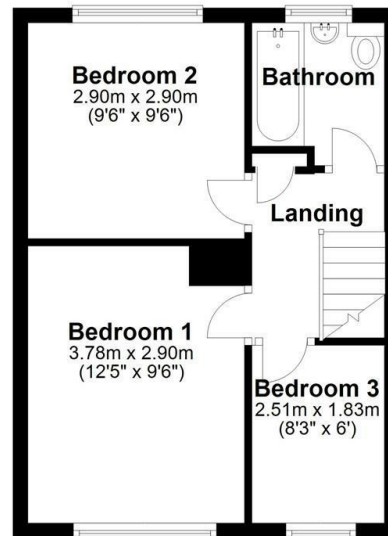




Ground Floor



First Floor



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Plan produced using PlanUp.



Council Tax Band B

Freehold

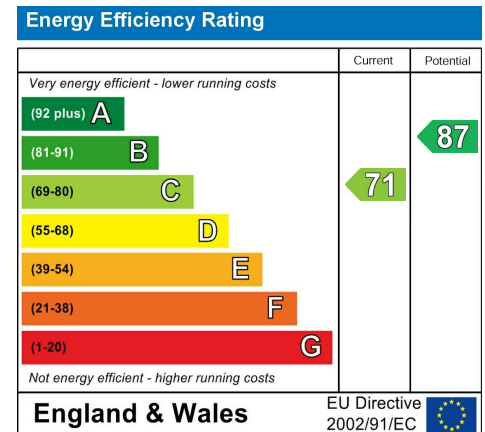
Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to 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.

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 may be required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>



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