



## Grants Yard, Burton-On-Trent, DE14 1BW

**£200,000**

**\*\* Three Storey End Town House \*\* 3/4 Bedroom Accommodation \*\* Investment Or Private Purchase \*\***

A modern three storey end town house offering three bedroom accommodation located in the popular Grants Yard development, within walking distance to the town centre. The property comprises; entrance hallway with guest cloakroom w/c, stairs giving access to the first floor and door to the rear aspect kitchen diner and a front aspect Family room, a versatile space to be used as either as an office or fourth bedroom space. The fitted kitchen diner has a wide selection of fitted units with built-in oven, hob, extractor hood and and spacious dining area with French patio doors opening onto the rear garden.

The first floor has a large lounge across the rear aspect, and a master double bedroom on the front elevation with an en-suite shower room. The second floor offers two further bedrooms, fully fitted family bathroom with shower enclosure, bath, basin and WC. The property benefits from having gas central heating, uPVC double glazing, gardens to the rear with off road allocated parking. Viewing is a must to appreciate the accommodation and location on offer, viewing strictly by appointment only.

## The Accommodation

### Entrance Hallway

### Guest Cloakroom

### Family Room / Fourth Bedroom

### Kitchen Diner

3.68m x 3.38m (12'1 x 11'1)

### First Floor Landing

### Lounge

3.68m x 3.38m (12'1 x 11'1)

### Master Bedroom

3.71m x 2.97m (12'2 x 9'9)

### En-suite Shower Room

### Second Floor

### Bedroom Two

3.68m x 2.97m (12'1 x 9'9)

### Bedroom Three

3.33m max x 1.91m (10'11 max x 6'3)

### Bathroom

3.40m x 1.70m (11'2 x 5'7)

### Rear Garden And Permit Parking Space

### Note

currently paying £850 pcm.

Should you wish to reside within the home, and purchase with vacant possession, notice will be given to the tenant, therefore this can cause a delay to the purchase of the property.

The home will be subject to an onsite annual fee, to be confirmed by the legal conveyancer before exchange of contracts.

Draft details awaiting vendor approval and subject to change. Awaiting revised EPC check



Property construction: Standard

Parking: Parking space requires permit

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

Broadband type: TBC - See Ofcom link for speed:

<https://checker.ofcom.org.uk/> Mobile signal/coverage:

See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority: East Staffordshire Borough Council

Useful Websites:

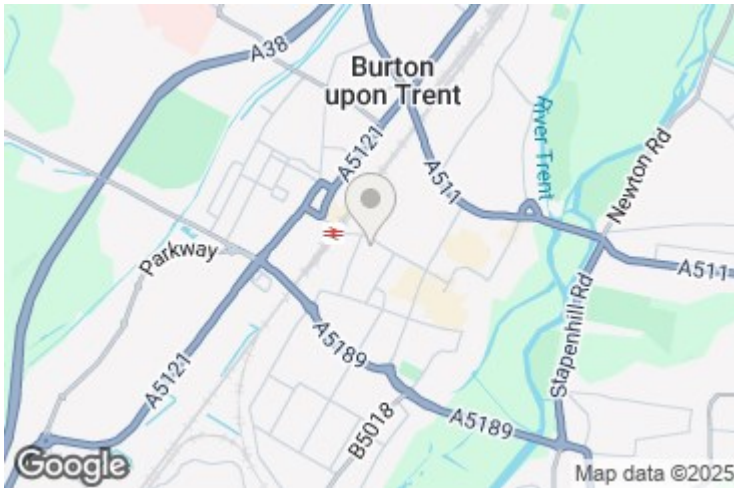
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

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.

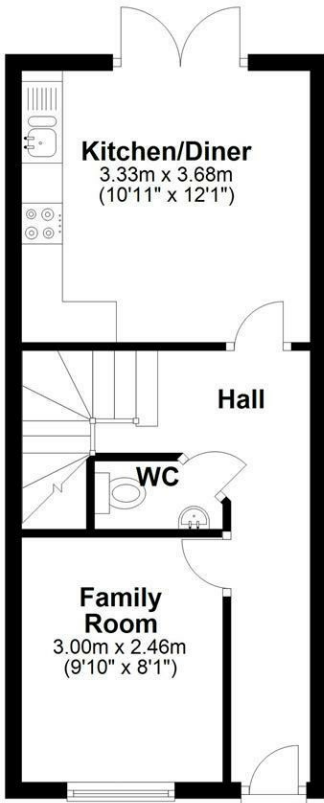


The home is currently tenanted and can be bought as a buy to let purchase with tenant in occupation,

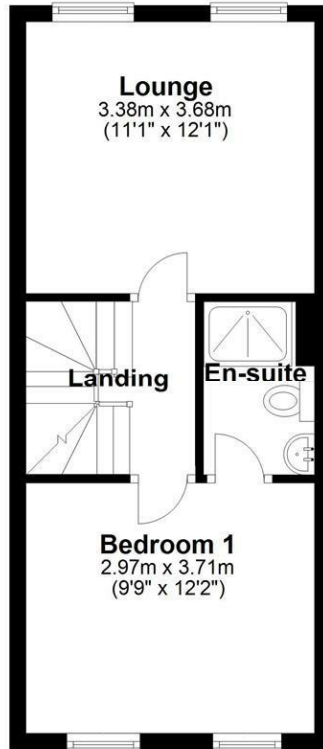




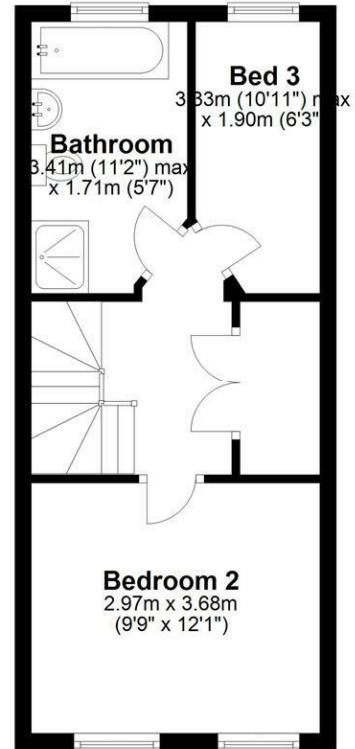
## Ground Floor



## First Floor



## Second 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 C

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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