



Eton Road,, Burton-On-Trent, DE14 2SW

Nicholas
Humphreys

£189,950

**** Semi Detached Home ** Property Video ** Period Style Accommodation ****

A charming Victorian semi-detached home in a desirable location, offering characterful accommodation with original features throughout. The property open with a welcoming reception hallway with decorative original tile floor and includes two spacious reception rooms, a fitted kitchen with pantry, three bedrooms (including a versatile study/third bedroom giving through access), to a traditional bathroom.

Outside, there's a mature cottage-style rear garden with outbuildings and an original WC. Conveniently situated for local amenities and commuter routes, viewings are by appointment only.



The Accommodation

A traditional Victorian semi-detached home occupying a desirable residential location, this characterful property offers a wealth of period features and generously proportioned accommodation throughout. Entered via a secure UPVC double-glazed front door, the welcoming side entrance hallway retains original decorative tile flooring, with a staircase rising to the first floor and access through to the main reception rooms.

Positioned at the front of the home, the lounge enjoys a bay-fronted UPVC double-glazed sash window, a charming feature fireplace with inset gas fire, original coving, picture rail, radiator and a warm sense of tradition. The separate dining room, located to the rear, boasts solid oak flooring, another feature fireplace, built-in cabinetry with original exposed pine doors, a UPVC double-glazed rear window and a double radiator, making it an inviting space for entertaining.

The kitchen is fitted with a selection of base units incorporating a ceramic Belfast sink with mixer tap, built-in oven and four-ring gas hob. There is also a feature fireplace, UPVC double-glazed window and rear access door to the garden, as well as an internal door to the pantry. The pantry houses the gas-fired combination boiler, with appliance spaces for a washing machine and fridge freezer, an original brick thrall and rear-facing UPVC double-glazed window.

The galleried landing features a window to the side elevation and loft access, doors leading to the principal bedrooms. The spacious front double bedroom includes an original cast iron fireplace, built-in cupboard, UPVC double-glazed sash window and radiator. The second double bedroom to the rear also features a cast iron fireplace and a UPVC double-glazed window overlooking the established garden, along with a double radiator. A third room serves as a study or single bedroom with a window to the side aspect and single radiator; this space provides the option to reinstate a partition wall to create a fully enclosed third bedroom, or can be retained as a walk-through to the bathroom.

The bathroom is fitted with a three-piece suite including a pedestal hand wash basin, WC and panelled bath with mixer shower tap. A UPVC double-glazed window provides natural light, and there is a radiator for comfort.

Outside, the home offers a front forecourt garden and gated side access to a particularly well-maintained rear garden of cottage style, featuring lawned areas, gravel pathways, mature borders filled with shrubs and flowers, an apple tree, several outbuildings and an original outside WC. Ideally located close to Burton town centre and offering convenient access to the A38 and major commuter routes, this charming home is available to view strictly by appointment only.

Reception Hallway

4.06m x 1.83m (13'4 x 6'0)

Lounge

4.06m x 3.43m (13'4 x 11'3)

Dining Room

4.06m x 3.71m (13'4 x 12'2)

Kitchen

3.43m x 2.82m (11'3 x 9'3)

Pantry

2.82m x 1.42m (9'3 x 4'8)

First Floor

Bedroom One

4.06m x 3.40m (13'4 x 11'2)

Bedroom Two

3.76m x 3.15m (12'4 x 10'4)

Study

2.82m x 2.16m (9'3 x 7'1)

Bathroom

2.82m x 1.52m (9'3 x 5'0)

Property construction: Standard

Parking: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

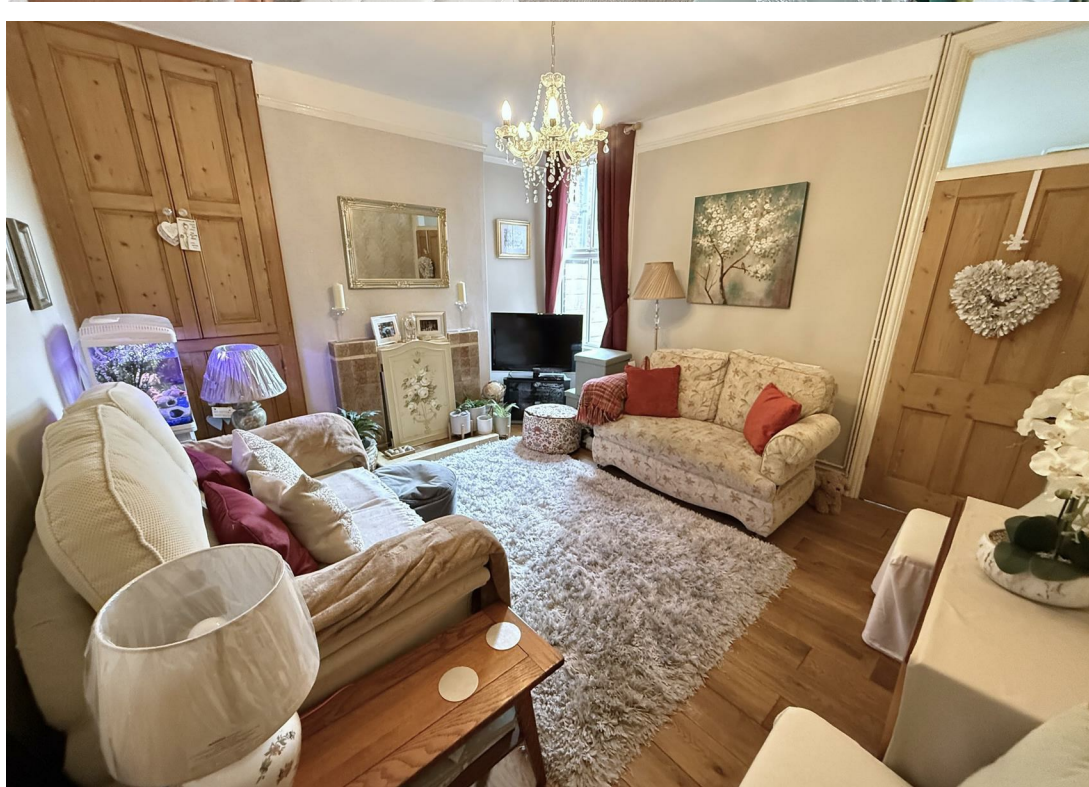
Council Tax Band: B

Local Authority: East Staffordshire Borough Council

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

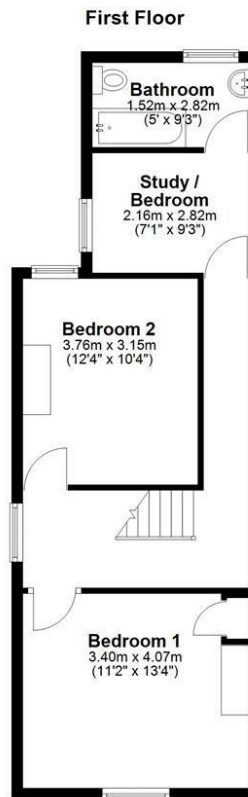
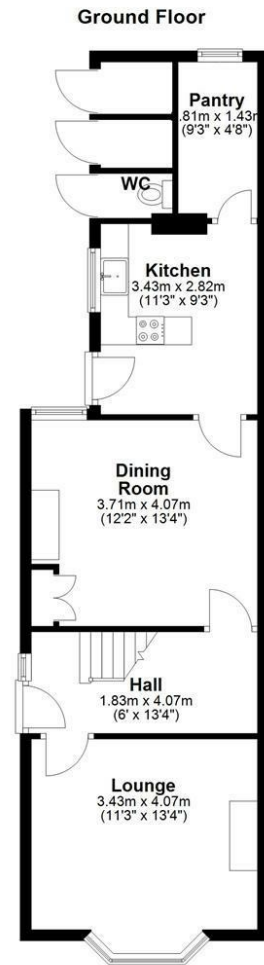
Useful Websites: www.gov.uk/government/organisations/environment-agency

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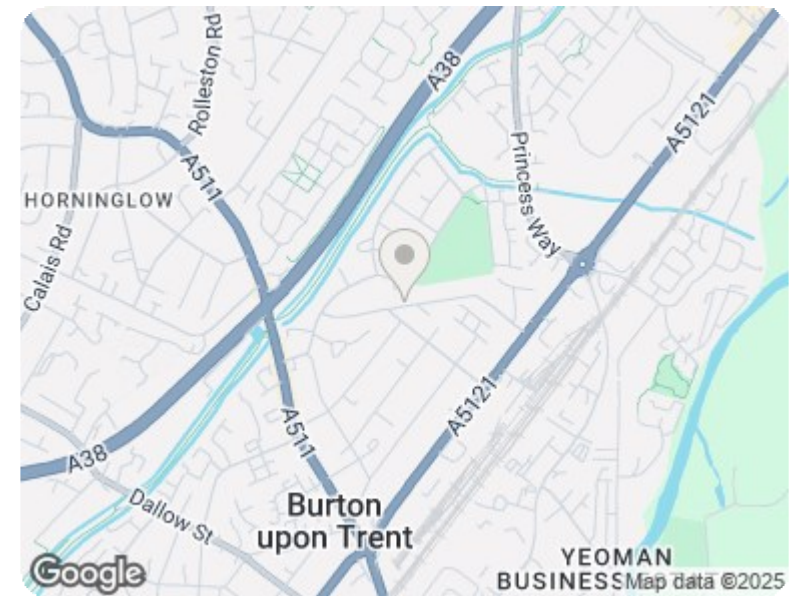


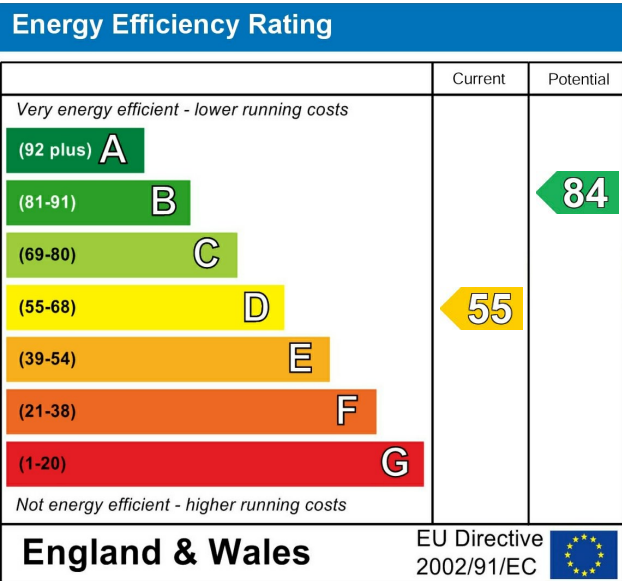






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Council Tax Band B

Freehold

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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.

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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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