



Trusley Close, Branston, Burton-On-Trent, DE14 3FB

Asking Price £155,000

**** Investment Opportunity ** Landlords Only *** Two Bedroom Town House ****

A modern mid town house located on the desirable Regents Park development, Branston, with gas central heating and majority uPVC double glazing with a tenant in occupation paying £650 pcm. The accommodation opens with an entrance hallway with stairs rising to the first floor, an open living area incorporating the lounge diner area with double glazed sliding patio doors onto the rear garden and a fitted kitchen area, with a selection of base and eye level wall units, built-in oven and gas hob with extractor fan above. concealed washing machine and fridge freezer and uPVC double glazed window to the front aspect.

The first floor has two bedrooms, the master on the front elevation with two built-in storage cupboard. The bathroom provides a three piece white bathroom suite with mixer shower attachment supplied by the gas fired combination boiler concealed within the loft space. Outside is a front driveway and enclosed rear garden with lawn and paved patio area. All viewings by strict appointment only. Council Tax Band A.

The Accommodation

Hallway

Open Plan Living Area

4.72m max x 4.22m max (15'6 max x 13'10 max)



Main Bedroom

3.25m x 2.74m (10'8 x 9'0)



Bedroom Two

2.31m x 1.91m (7'7 x 6'3)



Bathroom

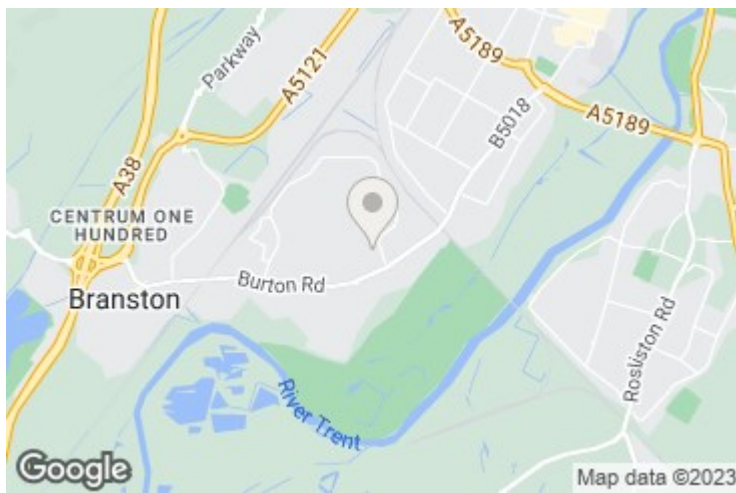


First Floor Landing

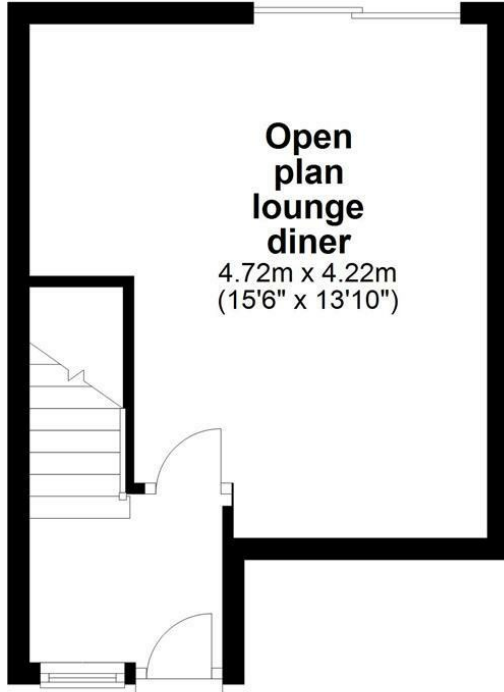
Front Driveway & Rear Garden



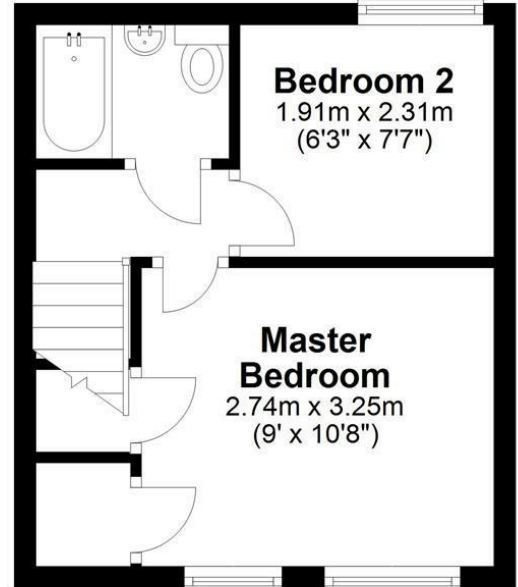
Draft details awaiting vendor approval and subject to change. The home is being sold with tenant in occupation and the rental income and occupation is subject to change.



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.

Council Tax Band A Freehold

Services. Main's water, gas and electricity are understood to be available to the property but 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.

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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(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	

01283 528020

NICHOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN