



Nicholas  
**Humphreys**

**Oyster Close, Burton-On-Trent, DE14 3BN**

**Asking Price £250,000**

## Oyster Close, Burton-On-Trent

A detached family home occupying a desirable residential location, having the benefit of uPVC double glazing and gas central heating. The internal accommodation offers entrance hallway, guest cloakroom, front elevation lounge, rear elevation open plan kitchen/ diner with appliances and French doors leading out to the rear garden patio and lawn.

The first floor accommodation offers three good sized bedrooms, with master bedroom having an en-suite shower shower and separate family bathroom. Outside there is a front lawn garden and an enclosed rear garden with patio area and a rear elevation driveway providing off road parking. The home is within a good commutable distance to Burton town centre and the A38 linking main road networks. Internal viewings are strictly by appointment only. The property is currently tenanted at £830 pcm and can be purchased as an ongoing investment opportunity if desired.



### The Accommodation

With a double glazed entrance door leading into the hallway.

### Hallway

With staircase rising off to the first floor accommodation, single radiator and doors leading off to:

### Cloakroom

Fitted with a white suite comprising of low level WC and hand wash basin, tiled splash back, radiator and UPVC double glazed window to the front elevation.

### Lounge

5.11m max x 4.09m max (16'9 max x 13'5 max)

With UPVC double glazed window to front elevation, double radiator, television point, radiators, coving to ceiling and wood effect laminate flooring. Door leading through to kitchen/ diner.

### Kitchen Diner

5.00m x 2.72m (16'5 x 8'11)

Fitted with a stainless steel sink unit, built into roll edge preparation work surfaces, a selection of base cupboards and drawers with matching eye level wall units, integrated oven with four ring gas hob and extractor fan above, plumbing and appliance space for washing machine, appliance spaces for tumble dryer and fridge/ freezer, ceramic tiled flooring, UPVC double glazed window to rear elevation, double radiator, useful walk-in under stairs storage cupboard, with UPVC double glazed French doors taking you out into the rear garden.

### First Floor Landing

With UPVC double glazed window to side elevation, loft access, airing cupboard and doors leading off to:

### Master Bedroom

3.61m x 2.87m (11'10 x 9'5)

With UPVC double glazed window to front elevation, single radiator, built-in double wardrobe and door to en-suite shower room.

### En-suite Shower Room

Fitted with a three piece white suite comprising of low level WC, pedestal hand wash basin and shower enclosure, single radiator, tiled flooring, UPVC double glazed window to side elevation, light combined shaver point and extractor fan.

### Double Bedroom Two

3.07m x 2.79m (10'1 x 9'2)

With UPVC double glazed window to rear elevation and single radiator.

### Bedroom Three

2.49m x 2.08m (8'2 x 6'10)

With UPVC double glazed window to front elevation and single radiator

### Family Bathroom

Fitted with a three piece white suite comprising of low level WC, pedestal hand wash basin and panelled bath with shower over, shaver point, radiator and UPVC double glazed window.

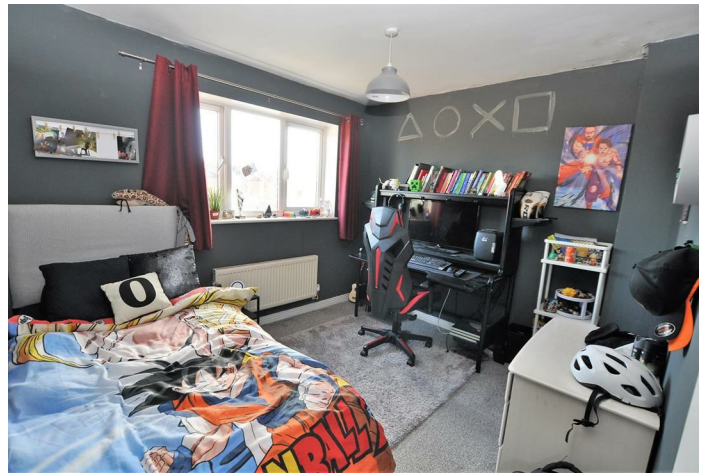
### Outside

The property has a front lawn garden with rear driveway providing off road parking. Gated access into an enclosed rear garden with patio and lawn, with fenced and walled boundaries.

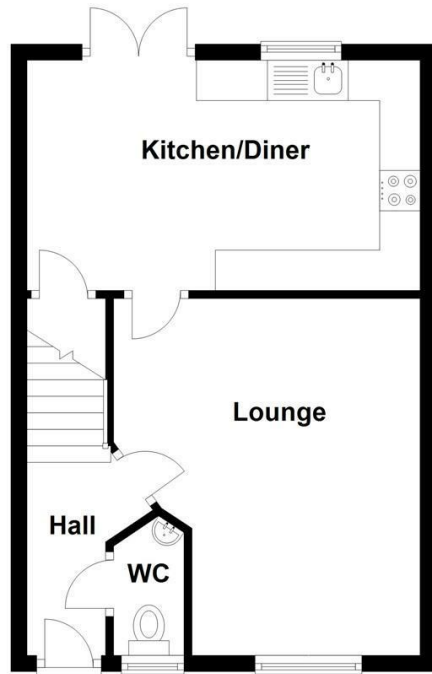
Draft details awaiting vendor approval subject to change.

Please note the home is currently tenanted and the home can be sold with vacant possession, however notice will be required to the tenants in advance of completion of the sale.

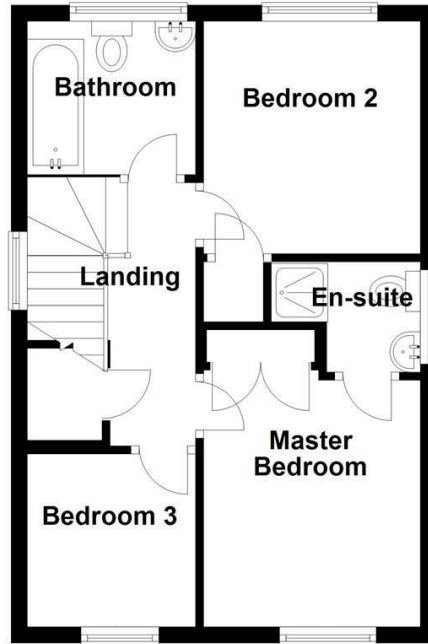




**Ground Floor**



**First Floor**



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Plan produced using PlanUp.

Council Tax Band D  
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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(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	

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