



A modern end townhouse situated in this popular residential location close to Burton town centre and commuter routes. The property has been freshly decorated throughout, offering a welcoming hallway, guest cloakroom, modern fitted kitchen, and open-plan living dining room with French doors to the garden.

The first floor provides two double bedrooms, with en-suite to master, and a modern family bathroom. Outside, there is driveway parking to the front and an enclosed rear garden with lawn and patio. Offered for sale with no upward chain and immediate vacant possession.



The Accommodation  
A Modern End Townhouse – Freshly Decorated and Ready to Move Into

Situated in a desirable residential location with convenient access to Burton town centre, local amenities and commuter networks, this modern end-townhouse provides an ideal opportunity for a first-time buyer or second-step purchaser alike. The property has been freshly decorated and offers well-presented accommodation throughout.

The home opens with a welcoming reception hallway, having a radiator, built-in cloaks cupboard and internal door through to the guest cloakroom, fitted with a modern suite comprising WC and hand wash basin.

Positioned to the front aspect, the modern fitted kitchen features a selection of base cupboards and drawers with matching wall units, preparation work surfaces incorporating a single-drainer sink unit, and a stainless-steel four-ring gas hob with oven below. A wall-mounted gas-fired combination boiler is neatly concealed within a matching cupboard. There is plumbing for a washing machine, upright fridge/freezer space, and a UPVC double-glazed window to the front elevation.

To the rear of the home, the spacious open-plan living and dining room offers a light and airy feel, with newly fitted carpets, feature electric fireplace, radiators, and UPVC double-glazed French doors opening out onto the rear garden. Stairs from this room rise to the first-floor accommodation.

The first-floor landing provides access to the loft space and internal doors leading off to the bedrooms and family bathroom.

The master bedroom, positioned to the rear aspect, includes a built-in storage cupboard, radiator, new carpeting, UPVC double-glazed window, and access to a modern en-suite shower room. The en-suite is fitted with a white suite comprising WC, hand wash basin, and shower enclosure with electric shower.

The second double bedroom is located on the front elevation, with radiator, fresh décor, and UPVC double-glazed window.

Centrally positioned within the property is the family bathroom, fitted with a three-piece white suite comprising low-level WC, hand wash basin, and bath, with radiator and UPVC double-glazed window to the side elevation.

Externally, the property benefits from a front driveway providing off-road parking, with a side gated access shared with a neighbouring property leading through to an enclosed private rear garden. The garden features a paved patio area, shaped lawn, and fenced boundaries, offering a pleasant outdoor space.

The property is offered for sale with no upward chain and immediate vacant possession, having been recently improved and redecorated by the current owners ready for sale.

Viewings strictly by appointment only.

Hallway

Guest Cloakroom

Lounge Diner  
17'2 x 12'8

Kitchen  
10'0 x 6'2

Bedroom One  
12'8 max x 9'3

Bedroom Two  
12'8 x 8'4

Bathroom

Rear Garden & Driveway

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Local Authority: East Staffordshire Borough Council

On site management fee will apply Estimated to be £115 per year on an annual review

Broadband type: TBC - 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](http://www.gov.uk/government/organisations/environment-agency)

Please ensure you have viewed the agent's full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process.

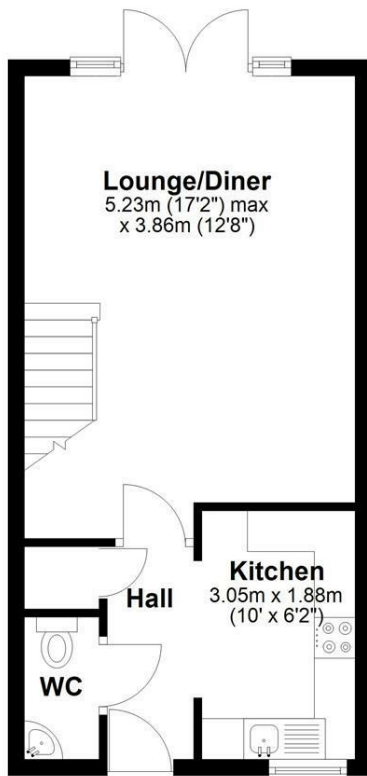
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Draft details awaiting vendor approval and subject to change

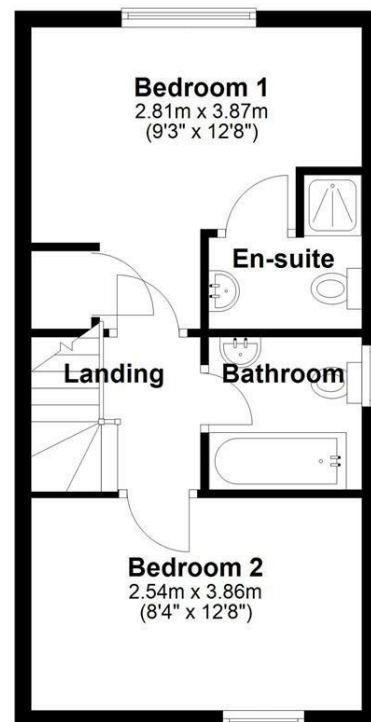




**Ground Floor**



**First Floor**



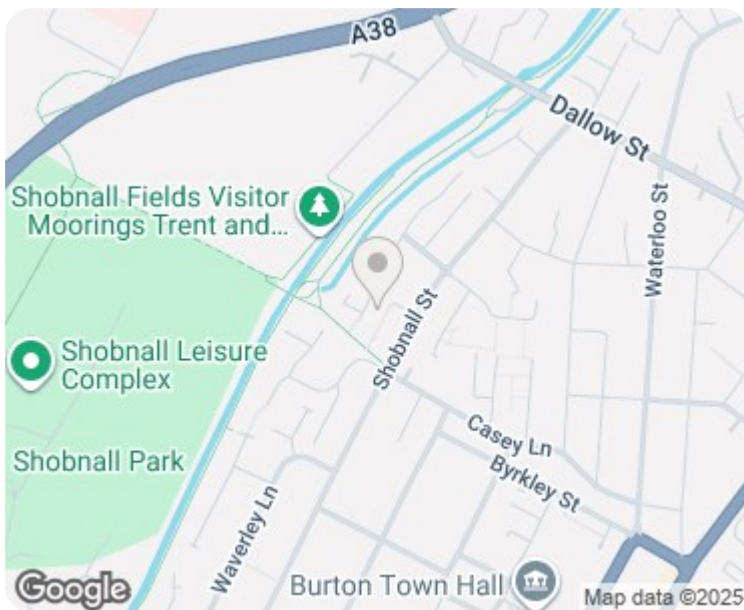
NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.





## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | 92        |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 79                         |           |
| (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<br>2002/91/EC |           |



## 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.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**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, Branstons 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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