NICHOLAS Humphreys ESTATE AGENT

SALES
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Duke Street, Burton-On-Trent, Staffordshire DE14 1EA

- EXTENDED PROPERTY
- 3 UPSTAIRS BEDROOMS
- UPSTAIRS BATHROOM
- 16'5 LONG KITCHEN
- SEPARATE UTILITY
- ENCLOSED REAR GARDEN
- UPVC DG & GAS CH
- MUST BE VIEWED
- EPC RATING - E

Offers In The Region Of £122,950

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EXTENDED TO FRONT AND REAR IS THIS THREE BEDROOM HOME WITH UPSTAIRS BATHROOM. The well presented property is situated close to the town centre and is ideally located within walking distance of all local amenities and transport links. As previously stated the property has been extended to front and rear, refurbished with modern decor throughout, and benefits from gas central heating and uPVC double glazing. The property comprises of extended front reception room, rear reception room, modern 16ft long kitchen and separate utility room/wc. On the first floor are three bedrooms and a bathroom. Outside to the rear is an enclosed rear garden with block paving and garden area mainly laid to lawn. A big selling point is that there is no pedestrian access across this garden from adjacent properties. Call to view.

FRONT RECEPTION ROOM

14'9 x 11'0 (4.50m x 3.35m)

Front entrance door leads into the extended front reception room having uPVC double glazed window, radiator, laminate style flooring and stairs leading to the first floor, storage cupboard under the stairs, the front reception room leads to the rear reception room, which gives an open plan feel.



REAR REAR RECEPTION ROOM

12'10 x 11'0 (3.91m x 3.35m)

A good sized rear room having laminate style flooring, feature fire with brick surround, uPVC double glazed window to the rear, radiator and door leads off to the extended galley kitchen.



KITCHEN

16'5" x 6'1" (5.00m x 1.85m)

Modern fitted good sized kitchen comprising of a range of wall and base units, stainless steel sink, appliance spaces, uPVC double glazed window to side, radiator and door leads to the rear lobby and onward to the utility room.



FURTHER PHOTO



INNER LOBBY

Having door leading out to the rear garden and further door leads to the utilty room/wc.

UTILITY ROOM WC

Very useful utility room with work surfaces, appliance spaces, useful downstairs low level wc, wash basin and uPVC double glazed window.



FIRST FLOOR LANDING

On the first floor landing having doors leading off.

BEDROOM ONE

11'1" x 11'1" (3.38m x 3.38m)

The main bedroom with uPVC double glazed window and central heating radiator.



FURTHER PHOTO



BEDROOM TWO

11'1" x 7'5" (3.38m x 2.26m)

The second bedroom with high level internal window to create a degree of natural light and central heating radiator.



BEDROOM THREE

16'1" x 6'1" (4.90m x 1.85m)

Very good size in length third bedroom being 16ft long, having uPVC double glazed window and central heating radiator.



BATHROOM

Upstairs modern white three piece suite comprising of wash basin, wc, bath with shower attachment, heated towel rail and uPVC double glazed window to rear.



OUTSIDE FRONT

The property's frontage has been extended forward allowing for more internal space. To the outside is a front wall and path leading to the uPVC front entrance door.



REAR GARDEN

Good sized enclosed rear garden with brick block paved patio area, shed and being a mainly laid to lawn. (A big selling point is that there is no pedestrian access across this garden from adjacent properties).



FURTHER PHOTO



Floor Plan



Energy Efficiency Rating

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

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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Services

Mains water, gas and electricity are understood to be available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nicholas J Humphreys, who gives no warranties as to their condition or working order. Telephone subject to suppliers' regulations.

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with a purchase will be asked for identification i.e passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Viewing and Valuations

If you are thinking of selling we offer a FREE VALUATION SERVICE or if you would like to view this property please call your local branch on Burton 01283 528020 or Derby 01332 265662.

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