NICHOLAS Humphreys ESTATE AGENT

SALES
MORTGAGES
LETTINGS
MANAGEMENT









Outwoods Street, Burton-On-Trent, Staffordshire DE14 2PL

- 4 BED DETACHED HOME
- LOUNGE & DINING ROOM
- DRIVE & LARGE GARDENS
- OR HMO INCOME £24.6K
- KITCHEN & CONSERVATORY
- OFF ROAD PARKING
- NO UPWARD CHAIN
- BATH & SHOWER ROOMS
- EPC RATING - E

Offers In The Region Of £249,950

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An impressive four bedroom double fronted Victorian detached family home which occupies a highly regarded location with the added benefit of its canal frontage to the rear. The property is also an attractive opportunity to investors, as it is currently rented out as a room let with an income of £24.6k per annum.
The layout in brief comprises: - side covered passageway, entrance hall, guest cloaks/utility, living room (currently a bedroom easily changed back to a sitting room), fabulous kitchen, separate rear dining room (currently a bedroom easily changed back to a dining room), large conservatory and finally a large ground floor bedroom. On the first floor a light and airy landing leads to three double bedrooms, bathroom and separate shower room. Outside to the front a driveway provides parking and to the rear is a substantial mature garden featuring extensive patio and decking areas which in turn leads onto a mature garden with borders, shrubs and flowerbeds together with shaped lawns. There is a further slightly elevated decking area which overlooks the canal.

PEACEFUL LOCATION
Situated at the end of a single access, quiet street with no through road.

SIDE PASSAGE & ENTRANCE
Entrance door into the side passage with a door to the garden and a door to the hallway.

HALLWAY
Stairs to the first floor, radiator, under stairs storage cupboard and doors lead off.

CLOAKS WC
Low flush wc, wash basin, built in storage cupboard.



SITTING ROOM
12'4" x 12' (3.76m x 3.66m)
UPVC double glazed bay window to the front and central heating radiator. (Currently a bedroom easily changed back to a sitting room)



KITCHEN

12' x 12' (3.66m x 3.66m)

Having a full range of fitted wall mounted base and drawer units with works surfaces and tiled splash backs, sink and drainer unit, plumbing for a dishwasher, double doors to conservatory and door leads to the rear ding room.



REAR DINING ROOM

12'6 x 8' (3.81m x 2.44m)

Having sliding doors to the garden and a radiator. (Currently a bedroom easily changed back to the dining room)



CONSERVATORY

12'6" x 8' (3.81m x 2.44m)

UPVC glazed windows and doors, radiator and wall lights.



GROUND FLOOR BEDROOM

12'4" x 12' (3.76m x 3.66m)

UPVC double glazed bay window to the front and central heating radiator.



FIRST FLOOR LANDING

On the first floor landing with doors leading off.



BEDROOM

13'2 x 12' (4.01m x 3.66m)

UPVC double glazed window to the front and central heating radiator.



BEDROOM

12' x 10'4 (3.66m x 3.15m)

UPVC double glazed window to the front and central heating radiator.



BEDROOM

11'10 x 11'10 (3.61m x 3.61m)

UPVC double glazed window to the side and rear and central heating radiator.



BATHROOM

Enclosed bath with over bath electric shower, vanity wash hand basin, low flush wc, heated towel rail.



FURTHER PHOTO



SHOWER ROOM

Enclosed shower cubicle, low flush wc, wash hand basin, radiator and heated towel rail, uPVC double glazed window to the rear.



OUTSIDE FRONT & REAR

To the front there is off road parking and to the rear there is an established garden with a patio area, lawn with mature shrubs and borders, at the bottom of the garden there is a decked patio over looking the canal.



REAR GARDEN PHOTO



FURTHER PHOTO



FURTHER PHOTO



REAR CANAL PHOTO



Floor Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	47
(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		
(69-80) C		
(55-68) D		
(39-54) E	38	42
(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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