NICHOLAS Humphreys ESTATE AGENT

SALES
MORTGAGES
LETTINGS
MANAGEMENT









Bearwood Hill Road, Burton-On-Trent, Staffordshire DE15 0JW

- MID TERRACE
- TWO DOUBLE BEDROOMS
- LOUNGE & DINING ROOM
- KITCHEN
- LARGE REAR GARDEN
- NO UPWARD CHAIN
- IDEAL INVESTMENT
- IDEAL FOR FIRST TIME BUYER
- EPC RATING - D

£94,950

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Nicholas Humphreys is pleased to bring to the sales this two bedroom mid terrace property located in Winshill, Burton On Trent. The property is close to the local shops and amenities and briefly consists of lounge, dining room, kitchen, two double bedrooms, bathroom, cellar, large garden to rear, two outhouses, gas central heating and double glazing. This property is an ideal buy to let or first time buyer property, please note that we have been informed by the vendor that current gas certificate and electrical certificate are both valid. To book a viewing or for any enquires please call Nicholas Humphreys 01283 528020.

Lounge

12'5" x 11'9" (3.78m x 3.58m)

Having hardwood front entrance door, and wooden double glazed window to front elevation, electric fire place, radiator and carpet to floor.



Dining Room

12'8" x 12'0" (3.86m x 3.66m)

Having a wooden double glazed window to rear elevation, feature fire place, telephone point, store cupboard, door to the cellar, door to kitchen and carpet to floor.



Fitted Kitchen

10' x 8'01" (3.05m x 2.46m)

Having uPVC door to side elevation leading to the rear garden. Light oak wall and base units with laminate worktops, stainless steel sink, electric hob and oven with extraction over. Space for fridge freezer and washing machine. half tiled over worktops, central heating radiator.



Bedroom 1

12'05" x 13'02" (3.78m x 4.01m)

Having a double glazed window to front elevation, fitted double wardrobe, radiator and carpet to floor.



Bedroom 2

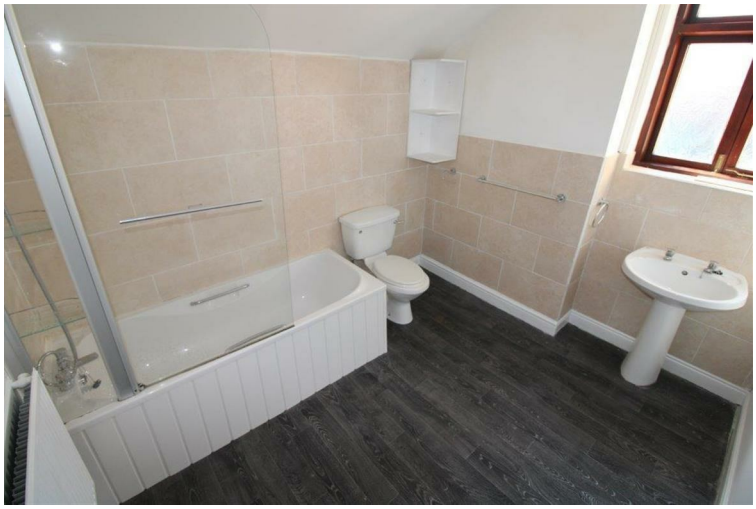
11'9" x 11'6" (3.58m x 3.51m)

Having a double glazed window to rear elevation, built in cupboard, telephone point, loft access, radiator and carpet to floor.



Family Bathroom

Having a double glazed window to rear elevation, bath with shower and screen, low level wc, wash hand basin, radiator and vinyl to floor, half tiled, radiator.

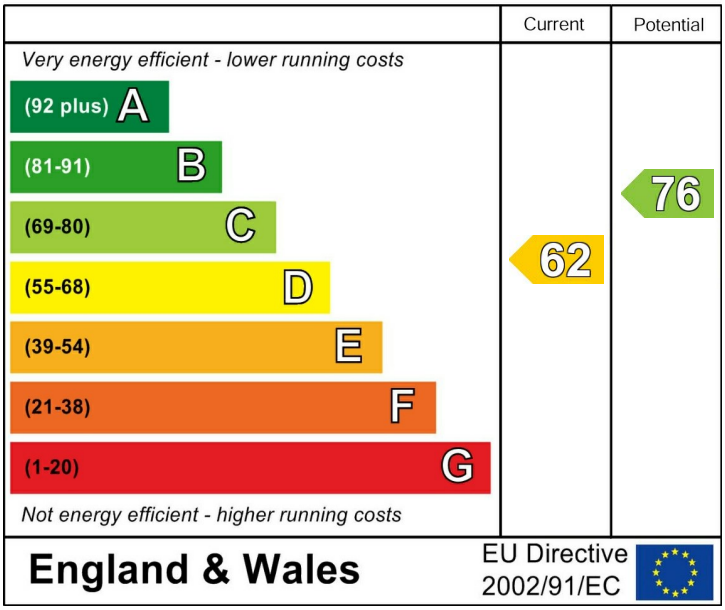


Outside

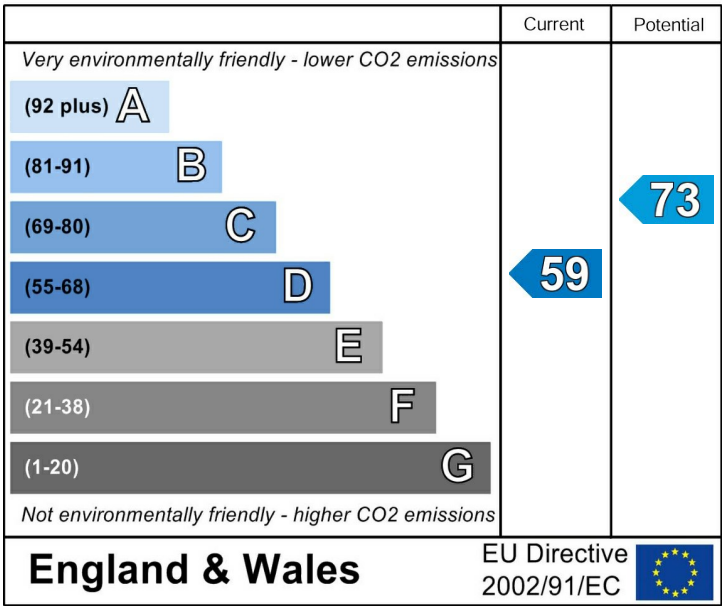
Side entry door from front of property leads to established rear gardens with various plants, shrubs and trees, mainly laid to lawn. Vegetable patch, patio seating area. Two out houses one with a WC.



Energy Efficiency Rating



Environmental Impact (CO_2) Rating





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.