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

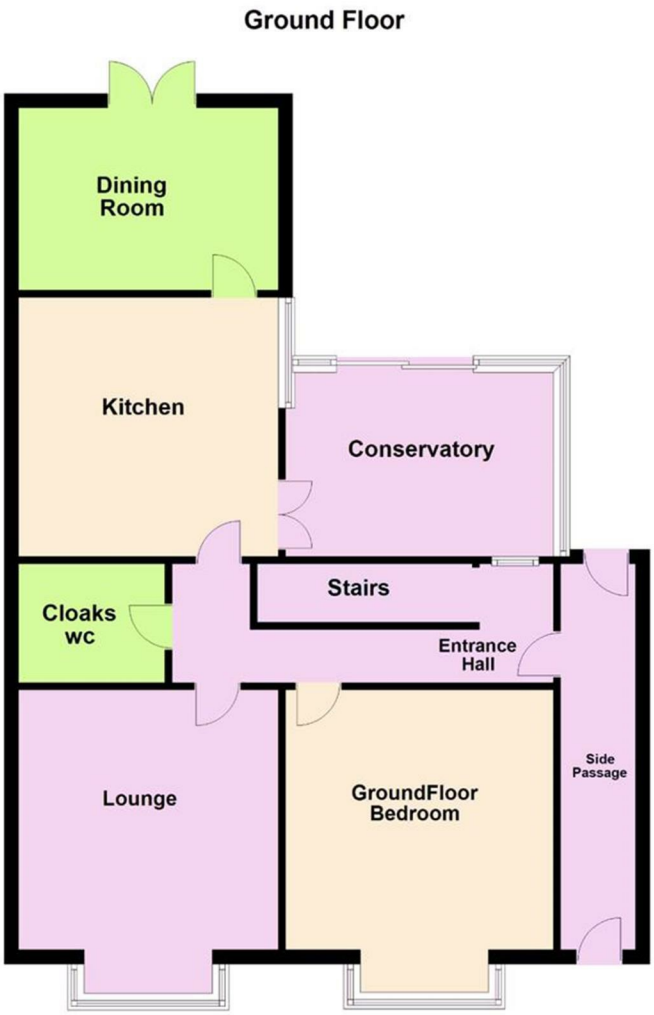


## FURTHER PHOTO



## REAR CANAL PHOTO









## 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* | | |
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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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