NICHOLAS Humphreys ESTATE AGENT

SALES
MORTGAGES
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MANAGEMENT










# Barley Close, Burton-On-Trent, Staffordshire DE14 2SX

- MODERN END PROPERTY
- TWO BEDROOMS
- LOUNGE
- DINING KITCHEN
- BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- NO UPWARD CHAIN
- EPC RATING - D

## £128,000

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IDEAL FIRST TIME BUY OR BUY TO LET!!! Nicholas Humphreys are proud to bring this two bedroom end of terrace property to the sales market. The property is situated close to local shops and amenities and within walking distance to the town centre, and briefly comprises of entrance hall, lounge, kitchen diner, two bedrooms, bathroom and to the outside is a rear garden. The property benefits from having gas central heating, uPVC double glazing, and off road parking to the rear for two cars. Viewing is highly recommended to appreciate the accommodation on offer.

## ENTRANCE HALL

Having a uPVC double glazed door overlooking the front elevation, staircase giving access to the first floor. Gas central heating radiator and laminate to the floor.

## LOUNGE

*14'29 x 11'96 (4.27m x 3.35m)*

Having a uPVC double glazed window overlooking the front elevation of the property. Gas central heating radiator and laminate to the floor. Doorway giving access to the fitted kitchen / diner.



## KITCHEN DINER

*11'98 x 7'94 (3.35m x 2.13m)*

Having a range of modern wall and base units with an electric freestanding cooker. uPVC double glazed window overlooking the rear elevation of the property. Gas central heating radiator and tiles to the floor.



## LANDING

Doors lead off to two bedrooms and the bathroom.

## BEDROOM ONE

*10'22 x 9' (3.05m x 2.74m)*

Having two uPVC double glazed window overlooking the front elevation of the property. Gas central heating radiator and carpet to the floor.



## BEDROOM TWO

*11'84 x 7'45 (3.35m x 2.13m)*

Having a uPVC double glazed window overlooking the rear elevation of the property. Gas central heating radiator and carpet to the floor.



## BATHROOM

Having a fully fitted three piece family bathroom suite with corner bath with a shower attachment over. uPVC double gazed window overlooking the side elevation of the property. Tiles to the floor.



## OUTSIDE

Outside is a rear garden mainly laid to lawn with patio area. The property benefits from having off road parking to the rear for two cars .



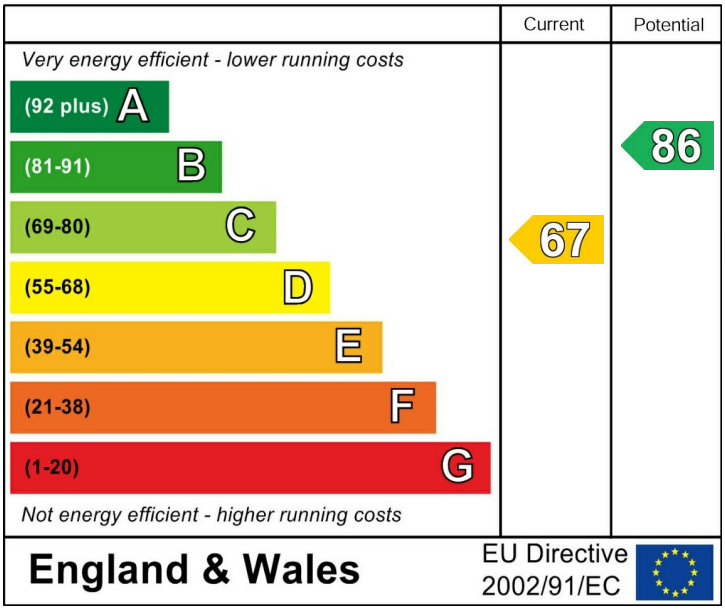
## REAR GARDEN PHOTO



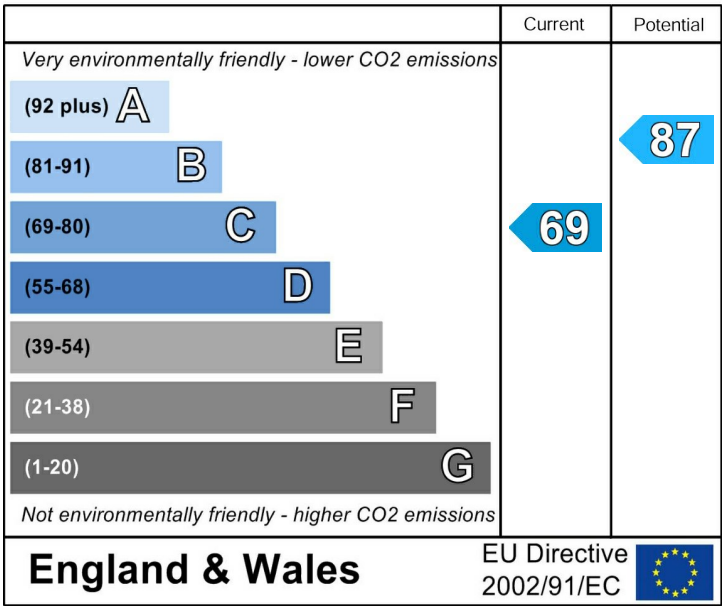
## REAR PARKING



## 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.