NICHOLAS Humphreys ESTATE AGENT

SALES
MORTGAGES
LETTINGS
MANAGEMENT

Saw Mill Way, Burton-On-Trent, Staffordshire DE14 2JP

- LET AT £670 PCM
- KITCHEN
- IDEAL FOR LANDLORDS
- TWO BEDROOMS
- MASTER BED EN SUITE
- REAR GARDEN
- REAR SITTING ROOM
- FAMILY BATHROOM
- EPC RATING - C

Offers In The Region Of £143,950

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A SUPERB TWO BEDROOM SEMI DETACHED HOME HAVING MASTER BEDROOM WITH EN SUITE. Currently let at a rental income of £670 per calendar month, the home is located close to the local shops, schools and amenities. The property consists of entrance hall, downstairs WC, kitchen, lounge, two double bedrooms, master with en suite, bathroom, off road parking to front and to the rear is an enclosed garden. The property also benefits from gas central heating and uPVC double glazing.

ENTRANCE HALL

Front entrance door to the hall way with door leading off.

CLOAKS WC

With wash hand basin, low level wc, tiling to splash back and radiator.

KITCHEN

10'0"x 6'3"' (3.05m"x 1.91m"')

Fitted kitchen having a good selection of cupboards, units, work surfaces, single drainer sink unit, integrated dishwasher, integrated fridge freezer, integrated oven and hob, uPVC double glazed window to the front.

SITTING ROOM

19'0"x 12'8" (5.79m"x 3.86m)

Good sized rear sitting room with two central heating radiators, uPVC French style patio doors to the rear and stairs lead up.

FIRST FLOOR LANDING

On the first floor landing doors lead off.

BEDROOM ONE

12'7"x 12'4" (3.84m"x 3.76m")

Main double bedroom having uPVC double glazed window to the rear, storage cupboard, radiator and door leads to the en suite.

EN SUITE

Having a shower cubicle, low level wc and wash hand basin.

BEDROOM TWO

12'7"x 8'4" (3.84m"x 2.54m)

Another good sized bedroom with uPVC double glazed window and radiator.

BATHROOM

Having low level wc, wash hand basin, bath and radiator.

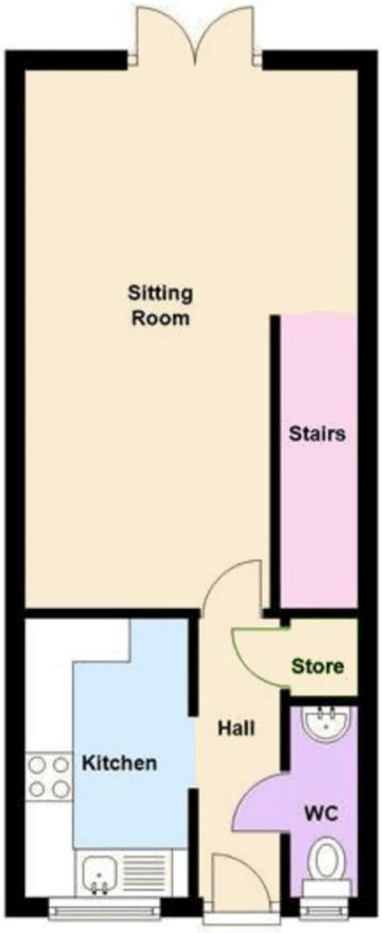
OUTSIDE FRONT

Front driveway providing parking and side gate access to the rear garden.

REAR GARDEN

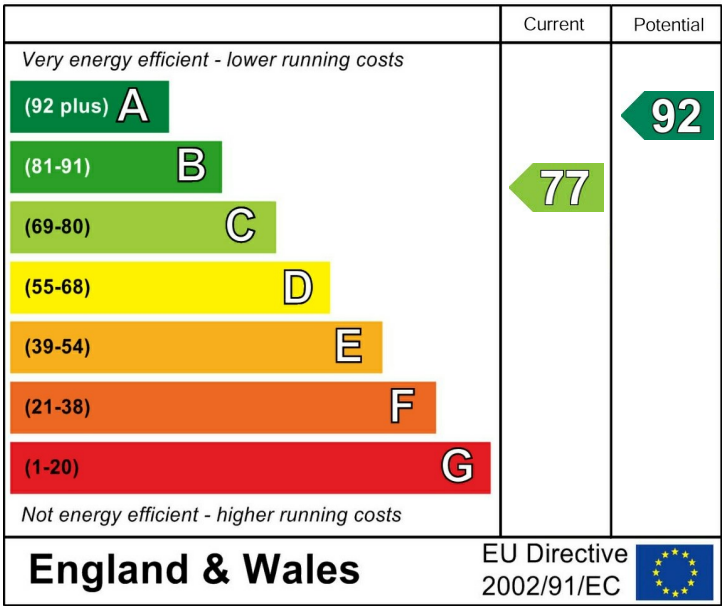
Enclosed rear garden laid to lawn, screened to the rear by trees backing on to the canal (no access)

Ground Floor

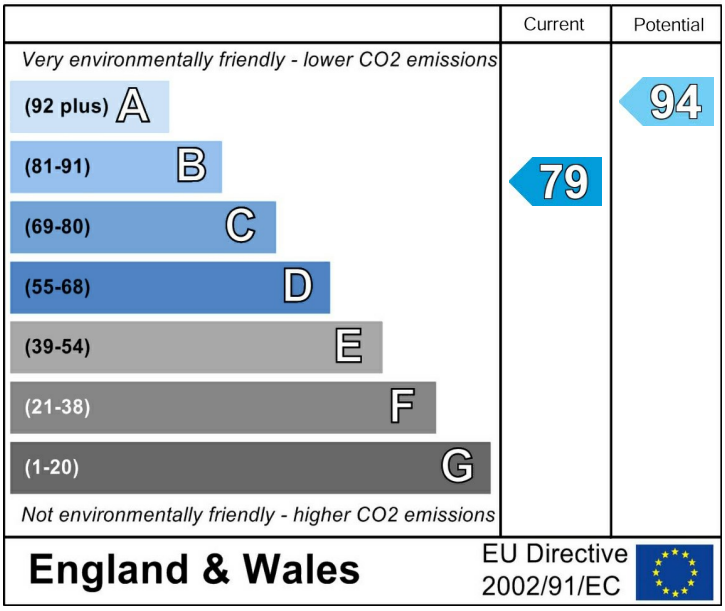


First Floor

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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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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