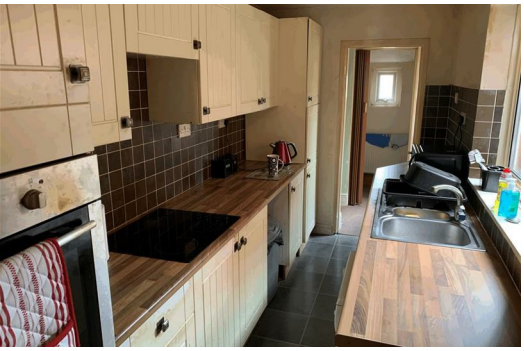
NICHOLAS Humphreys ESTATE AGENT

SALES
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Goodman Street, Burton-On-Trent, Staffordshire DE14 2RE

- TERRACED PROPERTY
- TWO BEDROOMS
- FRONT LOUNGE
- REAR DINING ROOM
- KITCHEN
- BATHROOM
- CEN HEAT & D GLAZING
- NO CHAIN
- EPC RATING - D

£89,950

183 High Street Burton upon Trent Staffordshire DE14 1HN
Tel: 01283 528020 Fax: 01283 528021
email: burton@nicholashumphreys.com
www.nicholashumphreys.com

Super opportunity to purchase a two bedroom terraced property with accommodation briefly comprising of lounge, separate dining room and kitchen, whilst to the first floor there are two bedrooms and a bathroom. The property further benefits from gas central heating & double glazing. To the outside there is a rear garden. Call now to view!

FRONT RECEPTION ROOM

11'7 x 11 (3.53m x 3.35m)

Front entrance door leads into the reception room with window to front, radiator and door leading off.



REAR RECEPTION ROOM

11'3 x 10'11 (3.43m x 3.33m)

UPVC door to rear, vertical radiator, stairs lead up and door leads off to the kitchen.



KITCHEN

12'8 x 5'10 (3.86m x 1.78m)

Selection of cupboards and wall units, work surfaces, oven and hob, single drainer sink unit, window and door to side.



FIRST FLOOR

On the first floor landing with doors leading off.

BEDROOM ONE

11'5 x 11'0 (3.48m x 3.35m)

Main bedroom with window to front and radiator.



BEDROOM TWO

11'4 x 8'0 (3.45m x 2.44m)

Second bedroom having window to rear and radiator.



BATHROOM

Bathroom suite comprising of wc, wash basin, P shape bath, radiator and window to rear.



OUTSIDE FRONT

Front door access.

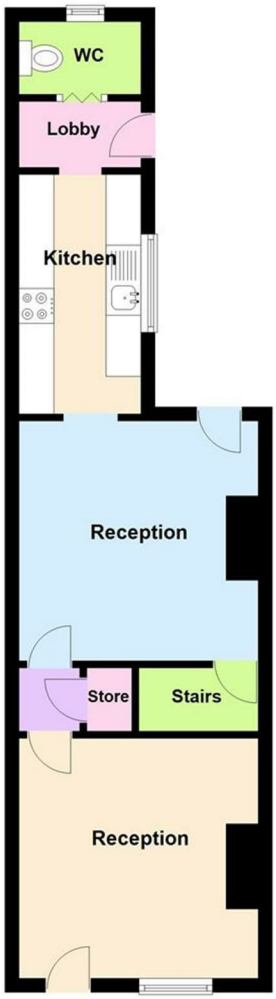


REAR GARDEN

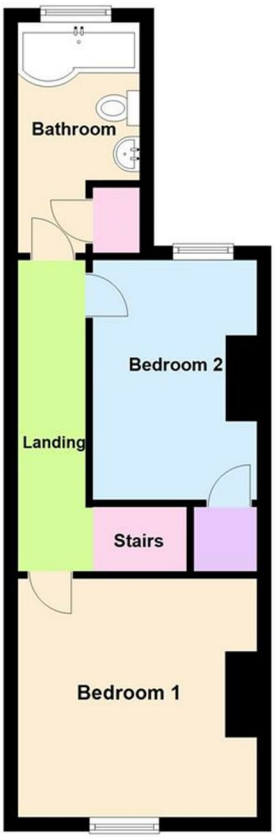
Rear garden area.



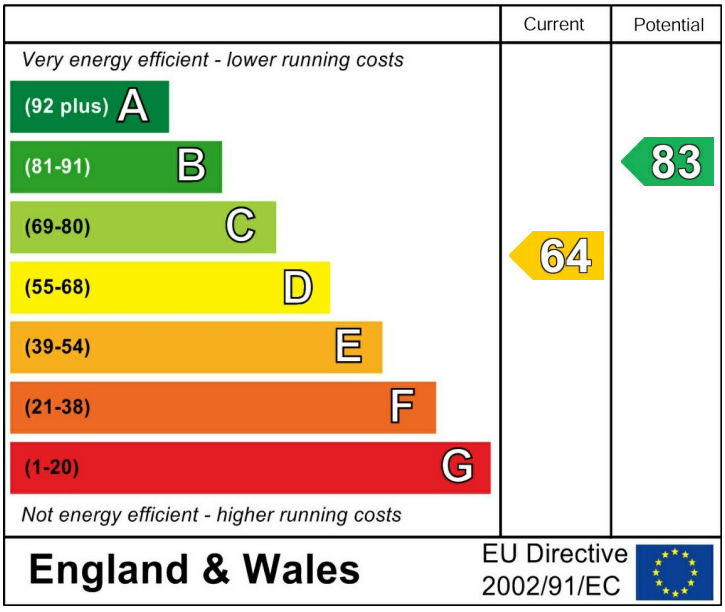
Ground Floor



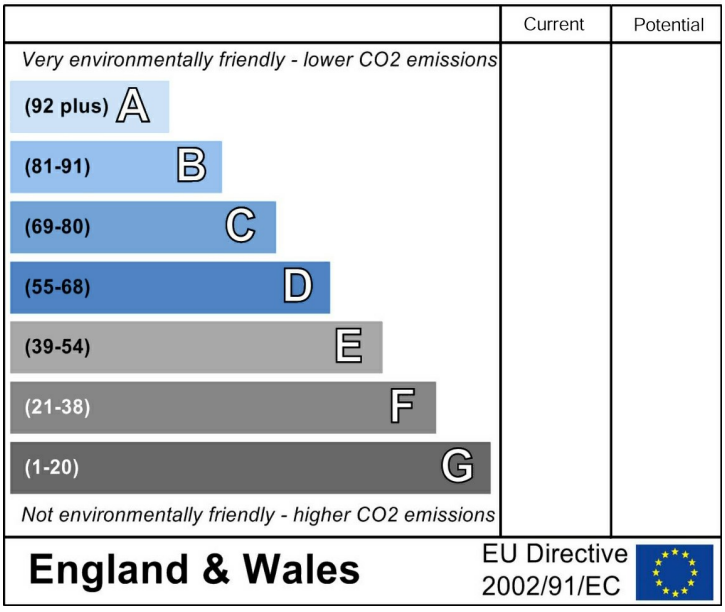
First Floor



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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