

SCARGILL
MANN & CO

EST. 1995



131 Broadway Street

, Burton-On-Trent, DE14 3ND

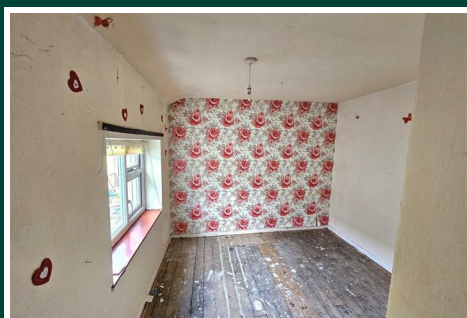
Offers Over £100,000



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, Burton-On-Trent, DE14 3ND

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GENERAL INFORMATION

THE PROPERTY

Requiring some upgrading is this two bedroom mid terrace property. The property has a gas boiler and has double-glazed windows with an open-plan lounge/diner and kitchen on the ground floor. Two bedrooms and a bathroom on the first floor.

LOCATION

The property is situated close to all local amenities, with schools, shops, pharmacy, and eateries. Burton's town centre is close by with further everyday amenities

GROUND FLOOR

The entrance door opens into an:

OPEN PLAN LOUNGE/DINER

22'3" x 7'6" min 11'11" max (6.78 x 2.28 min 3.62 max)

With windows to the front and rear, radiators, and an under-stair storage cupboard. The stairs rise to the first floor landing and a further door opens into a:

LOBBY

3'5" x 6'9" (1.04 x 2.07)

Having a door to the side and a further door opening into the kitchen.

KITCHEN

12'9" x 7'1" max 6'2" min (3.89 x 2.15 max 1.89 min)

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The domestic hot water and central heating boiler is housed here with base cupboards and drawers and wall-mounted cabinets. Worktops are inset with a stainless steel sink and side drainer. There is space for a cooker, fridge and freezer. Two windows look out to the side and there are tiled splashbacks.

FIRST FLOOR

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On the landing there is a loft access point and doors leading off to:

BEDROOM ONE

12'0" max into chimney breast x 10'4" (3.65 max into chimney breast x 3.15)

Window to front aspect, radiator and ceiling light point

BEDROOM TWO

9'8" x 9'10" (2.95 x 3)

Has a window to the side aspect, radiator, ceiling light point and a useful storage cupboard.

BATHROOM

11'4" x 6'0" into chimney breast (3.46 x 1.82 into chimney breast)

Has a radiator, obscure window to the rear aspect and is equipped with a panelled bath with mixer tap which has a shower attachment, pedestal hand wash basin with tiled splashback and w.c.

OUTSIDE

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There is a path that leads to a rear garden and a gate down the communal entrance giving access. No right of way over this property or flying freehold.

COUNCIL TAX BAND

East Staffordshire Borough Council - Band A

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 09/23)/A

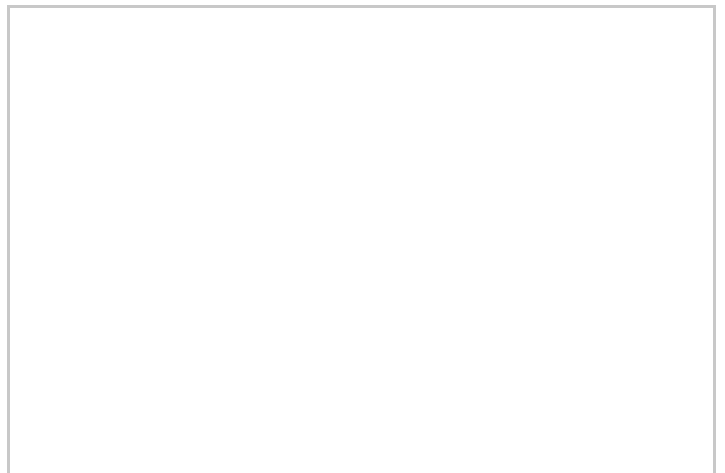
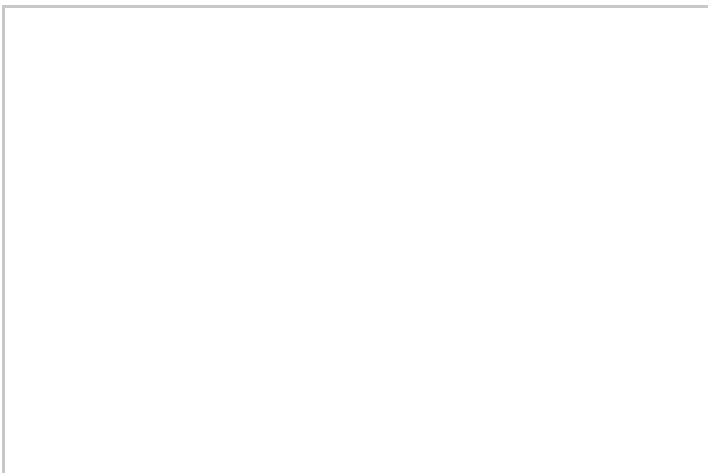
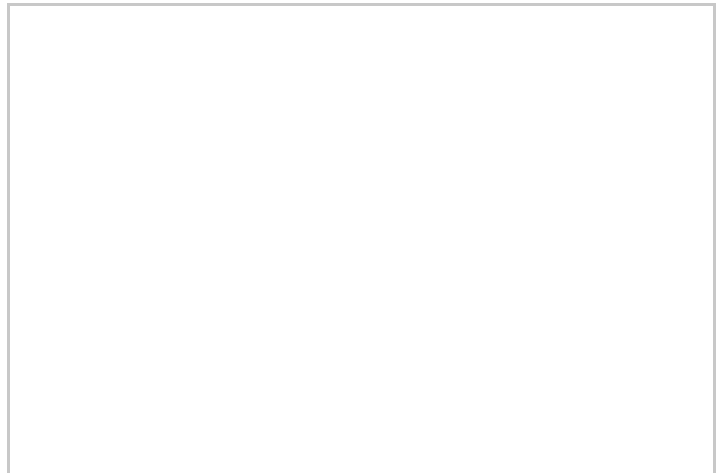
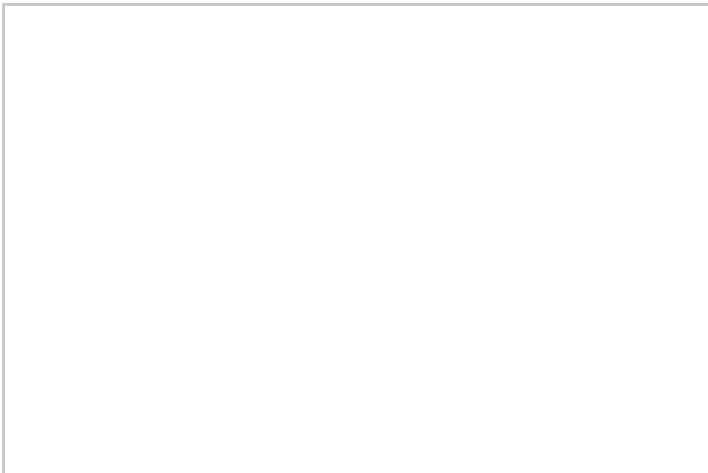
AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

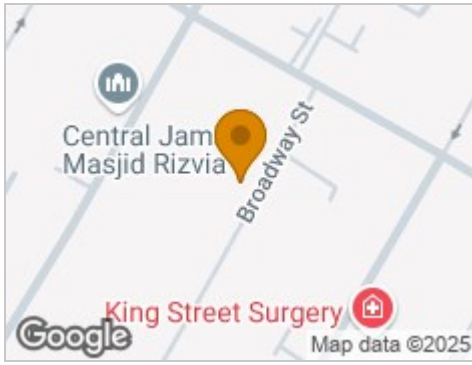
<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>



Road Map



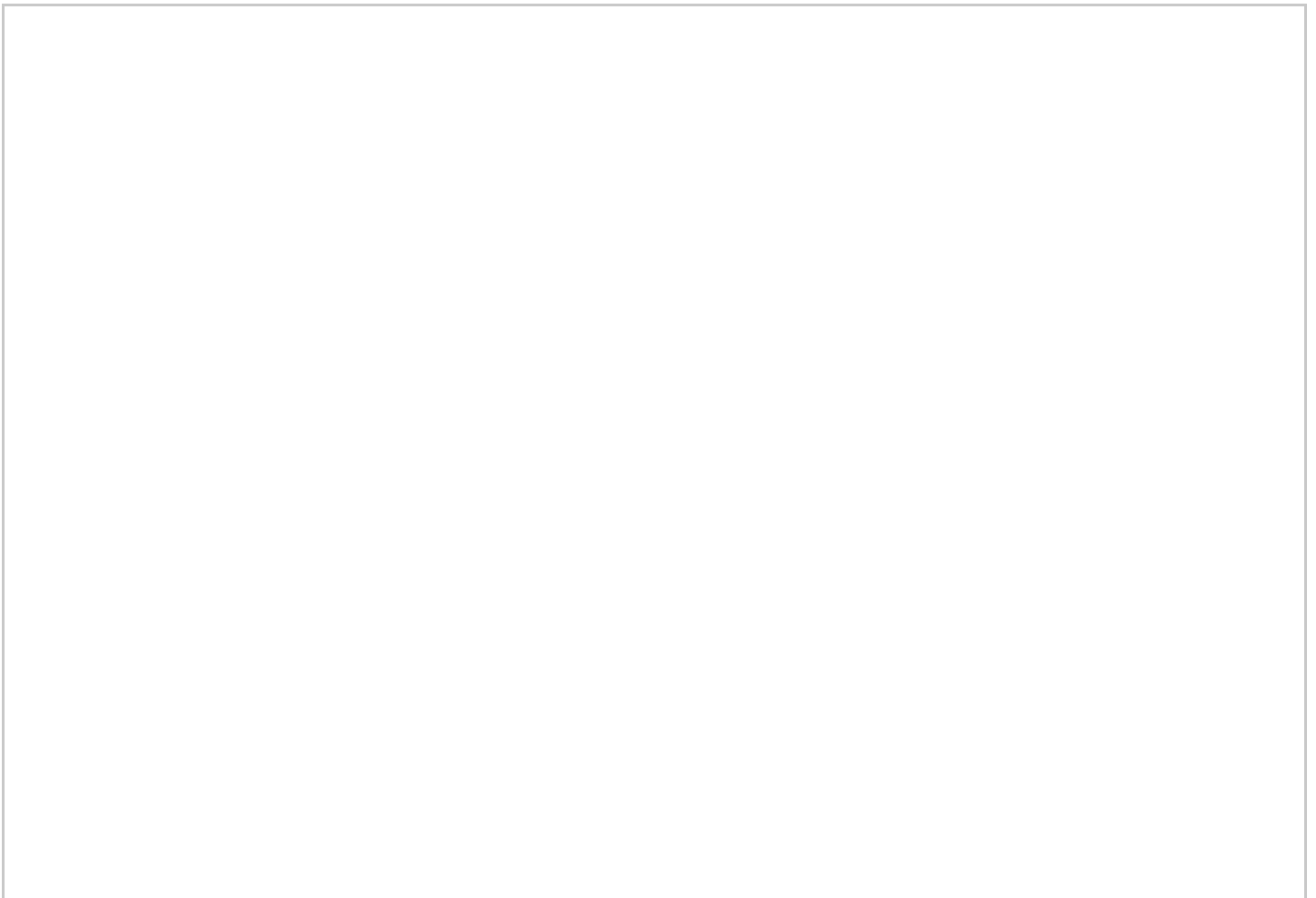
Hybrid Map



Terrain Map



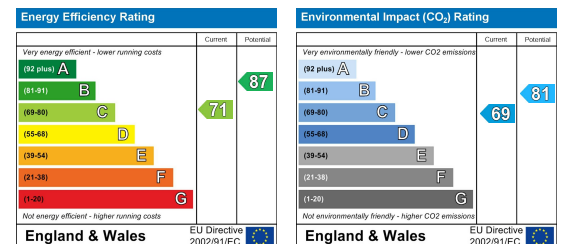
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.