

**10 Broadway  
Street  
Burton-On-Trent  
DE14 3NB**

**Price £115,000**



- REQUIRING UPDATING
- TWO/THREE BEDROOM PROPERTY
- LOUNGE/DINER
- EXTENDED KITCHEN
- GROUND FLOOR BATHROOM
- REAR HARD LANDSCAPED REAR GARDEN
- NO UPWARD CHAIN



## GENERAL INFORMATION

### THE PROPERTY

Offered for sale with no upward chain is this two/three-bedroom mid-terrace property. Requiring renovation, the property currently provides an open-plan lounge/diner. kitchen and bathroom to the ground floor, and on the first floor, a double bedroom to the front, a further double bedroom to the rear with a door leading off to an occasional bedroom, three, study or dressing room

Outside is a hard landscaped rear garden which is accessed via a communal entry point

#### Location

Broadway Street is situated close to Burton upon Trent town centre, offering a range of everyday shopping and leisure facilities. There are further local amenities with a primary school, a pharmacy, a range of eateries and convenience stores.





## ACCOMMODATION

Entrance door opening through to lounge dining room.

## LOUNGE DINING ROOM

### LOUNGE AREA

3.20m min 3.58m into chimney x 3.15m (10'5" min 11'8" into chimney x 10'4")  
Has a window to the front aspect, built in storage cupboards with glass display cabinets and open shelving, there is a wall mounted gas fire set within the chimney breast wall and a wide arch arch that leads through to the dining area.

### DINING AREA

2.64m max 2.15m min x 3.52m (8'7" max 7'0" min x 11'6")  
Has built in storage, shelving and display units either side of the chimney

breast, there is a ceiling light point, coving to ceiling, useful under stairs storage cupboard which has shelving and tiled flooring, stairs off to first floor and a sliding door which opens through to the kitchen.

### KITCHEN

3.46m x 3.26m min 4.17m max (11'4" x 10'8" min 13'8" max)  
Has a door out onto the rear garden and is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, a peninsula base unit incorporates a sink with mixer taps and storage below, there is space for an electric cooker, space for fridge freezer, window looking out over the rear garden and a further door which opens through to a lobby which in turn then has a door that opens through to the bathroom.

## BATHROOM

1.71m to window x 2.38m (5'7" to window x 7'9")

Has a panelled bath with taps, pedestal hand wash basin, W.C, there are tiled surrounds, an obscure window to the side aspect and ceiling light point.

## FIRST FLOOR

### LANDING

All doors lead off to:

### BEDROOM ONE

3.17m x 3.59m into chimney breast (10'4" x 11'9" into chimney breast)  
Has a window to the front aspect, ceiling light point and coving to ceiling.

### BEDROOM TWO

2.64m x 3.53m to window (8'7" x 11'6" to window )  
Has a window to the rear aspect, useful





built in storage cupboard and a further door that opens through to an additional dressing room/study or potential to create an upstairs bathroom.

### BEDROOM THREE

1.86m wide x 3.26m (6'1" wide x 10'8")

Has a window to the rear aspect, built in storage cupboard that houses the domestic hot water and central heating tank,

### OUTSIDE

To the rear of the property is a hard landscaped garden with raised beds and patio, there is a pedestrian access from the front down a communal entry with access across the neighbours property and into the garden of number 10.

### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area

please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

### TENURE

**FREEHOLD** - 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.

### COUNCIL TAX BAND

East Staffordshire Borough Council- Band A

### CONSTRUCTION

Standard Brick Construction

### CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Oil

Water - Mains

Sewage - Mains

Broadband supplier

### FLOOD DEFENCE

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

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

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

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

### BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

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

<https://www.openreach.com/>



### SCHOOLS

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

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

### CONDITION 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 08/2025) A

### SALES OFFICE

Unit 17 Eastgate Business Centre  
Eastern Avenue  
Burton upon Trent  
DE13 0AT  
T: 01283 548194 /01332 208820  
E: sales@scargillmann.co.uk

### LETTINGS OFFICE

17 Mallard Way  
Pride Park  
Derby  
DE24 8GX  
T: 01332 206620  
E: lettings@scargillmann.co.uk

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

[www.scargillmann.co.uk](http://www.scargillmann.co.uk)