

# SCARGILL MANN & CO.

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## 1 Belvedere Road

Burton Upon Trent, Staffordshire DE13 0RG



**INVESTMENT OPPORTUNITY - Currently set up with 4 tenants in situ and earning a gross income of £16,800 per annum.**

- HMO with gross income of £16,800 per annum
- Could be converted back to a family residence if required
  - Currently 3 double bedrooms and 1 single bedroom
- Communal lounge, kitchen, utility, ground floor w.c and first floor bathroom
  - Patio garden to rear
- Situated close to Burton Queens Hospital •

**Price £139,950**



**1 LICHFIELD STREET, BURTON UPON TRENT, STAFFORDSHIRE DE14 3QZ TEL: 01283 548194**  
burton@scargillmann.co.uk www.scargillmann.co.uk



## GENERAL INFORMATION

### THE PROPERTY

**INVESTMENT OPPORTUNITY** - with a current gross income of £16,800 per annum, this four-bedroom house of multi occupancy. This property could easily convert back into a family home if required. The double glazed and gas centrally heated accommodation currently comprises of an entrance hall with stairs to the first floor and a door leading to the front lounge (currently used as bedroom one) with fireplace. A further door from the hall leads to a communal lounge and dining area which opens into the fitted kitchen with utility and cloakroom off. To the first floor are two further double bedrooms, a single bedroom and a shared bathroom.

Outside, is a courtyard style garden offering space for table and chairs and giving access down the side to the front of the property.

### LOCATION

Belvedere Road is a popular location close to Burton's Queens hospital. There is a regular bus service to Burton town centre as well as local schooling and convenience stores.

### ACCOMMODATION

#### **SIDE ENTRANCE DOOR**

Provides access to:

#### **HALLWAY**

Having stairs to first floor landing and door to:

#### **COMMUNAL LOUNGE/DINING AREA 3.83m x 3.7m (12'7" x 12'2")**

The focal point of the room is a carved and painted fire surround with marble effect inset and hearth and electric fire. Window to rear aspect, ceiling light point, wood laminate flooring, door to useful under-stairs storage cupboard and further door to:

#### **FITTED KITCHEN 3.96m x 2.67m (13'0" x 8'9")**

Fitted with a range of base cupboards and drawer units with matching wall mounted cabinets over. Worktops with tiled surrounds are inset with a one and a quarter stainless steel sink with mixer tap over and a four ring hob. Integrated single oven, space for fridge/freezer, further appliance space, window to side aspect, door to side, ceiling light point, radiator and opening to:

#### **UTILITY AREA 1.46m x 1.56m (4'9" x 5'1")**

Fitted with a base cupboard with worktop over and matching wall mounted cabinet. Plumbing for washing machine, tiled surround, window overlooking the rear garden and door to:

#### **W.C. 1.46m x 0.87m (4'9" x 2'10")**

Fitted with a corner wash hand basin and w.c. The Ideal hot water and central heating boiler is also housed here.

A further door from the hallway leads to:

**FRONT LOUNGE (CURRENTLY USED AS DOUBLE BEDROOM) 3.42m x 3.62m into chimney breast recess (11'3" x 11'11" into chimney breast recess)**



With large walk-in bay window to front aspect, attractive ornate cornice to ceiling, ornate fire surround, radiator and ceiling light point.

### FIRST FLOOR ACCOMMODATION

#### **LANDING**

With doors leading off.

**DOUBLE BEDROOM 3.7m x 3.09m into chimney breast recess (12'2" x 10'2" into chimney breast recess)**

Having window to rear aspect, radiator and ceiling light point.

**DOUBLE BEDROOM 3.42m x 3.64m min (11'3" x 11'11" min)**

With window to front aspect, radiator, ceiling light point and useful storage cupboard with window and loft access point.

**SINGLE BEDROOM 1.73m x 3.08m (5'8" x 10'1")**

Having two windows to side aspect, a range of built-in wardrobes providing hanging space and shelving, ceiling light point and radiator.

**COMMUNAL BATHROOM 1.64m x 2.56m (5'5" x 8'5")**

Fitted with a panelled bath with shower over and glazed side screen, wash hand basin and w.c. Tiled surrounds, obscure window to rear aspect, chrome heated towel rail.

### OUTSIDE AND GARDENS

The property is set back from the road behind a walled boundary with gate. There is a small fore-garden with shrubs, pathway leading to the side entrance door and a gate giving access to the rear.

To the rear is a low maintenance courtyard style garden with block paved patio and gravelled area.

### 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.

### COUNCIL TAX BAND

East Staffordshire Borough Council - Band B

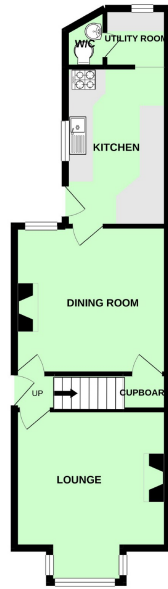
### VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW October 2020)/A

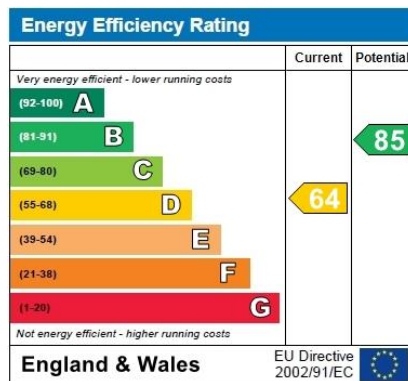


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling, stairs and any other items are approximate and the responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only, and prospective purchasers. The structure, systems and equipment shown here may have been tested and be guaranteed as to their suitability or otherwise as to be given. Made with Metaphor 12/2002



**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.*

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8 Market Place, Ashbourne, Derbyshire DE6 1ES  
 1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ  
 4 St. James's Street, Derby DE1 1RL  
 39 Dale Road, Matlock, Derbyshire DE4 3LT  
 6 St James's Street, Derby, DE1 1RL  
 42b Bridge Street, Tutbury, Staffordshire DE13 9LZ  
 37 St. John's Street, Wirksworth, Derbyshire DE4 4DS

Tel: 01335 345460  
 Tel: 01283 548194  
 Tel: 01332 207720  
 Tel: 01629 584591  
 Tel: 01332 206620  
 Tel: 01283 520490  
 Tel: 01629 823489

ashbourne@scargillmann.co.uk  
 burton@scargillmann.co.uk  
 derby@scargillmann.co.uk  
 matlock@scargillmann.co.uk  
 lettings@scargillmann.co.uk  
 tutbury@scargillmann.co.uk  
 Wirksworth@scargillmann.co.uk