



88 Goodman
Street
Burton-On-
Trent
DE14 2RE

Price £110,000

- MID TERRACE
- COSMETIC UPGRADING REQUIRED
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- BEDROOM THREE/COT ROOM/DRESSING ROOM OFF BEDROOM

GENERAL INFORMATION

THE PROPERTY

Scargill Mann & co are offering for sale this two/three-bedroom mid terrace property requiring a degree of cosmetic upgrading. The property offers gas centrally heated accommodation with two reception rooms. A kitchen and ground floor bathroom. On the first floor is a double bedroom to the front the principal bedroom to the rear with bedroom three off.

Outside there is access over neighbouring properties into the rear garden which is open with a communal path leading to a long lawn and patio.

Goodman Street offers access to a wide range of local amenities with good travel to the A38 for onwards travel to Derby and Birmingham.

GROUND FLOOR ACCOMMODATION

Entrance door opening through to lounge.





LOUNGE

3.44m into chimney breast x 3.34m (11'3" into chimney breast x 10'11")

Window to front aspect, coving to ceiling, ceiling light point and contemporary style electric fire. There is an opening through to the dining room.

DINING ROOM

3.44m into chimney breast x 3.64m (11'3" into chimney breast x 11'11")

Has a useful understairs storage cupboard, door off to first floor, window looking out to rear aspect, tiled hearth and mantle piece with gas fire inset, coving to ceiling and a sliding glazed door through to the fitted kitchen.

KITCHEN

4.17m x 1.96m (13'8" x 6'5")

Is fitted with a range of base cupboards and drawers, worktops incorporate a stainless steel sink and side drainer, there is space for a washing machine, dishwasher, gas oven, fridge freezer and freezer, A window looks out to the rear aspect, the Worcester Bosch domestic hot water

and central heating boiler is housed here, door gives access on to the rear patio and a further door opens through in to a rear lobby, a small lobby area which follows through in to the ground floor bathroom.

BATHROOM

1.85m x 1.41m min 2.32m max (6'0" x 4'7" min 7'7" max)

A window to the side aspect, radiator and is equipped with a panelled bath with mixer tap with shower attachment, pedestal hand wash basin with tiled splashbacks and a W.C.

FIRST FLOOR

BEDROOM TWO

3.46m into chimney breast x 3.35m (11'4" into chimney breast x 10'11")

Has a window to the front aspect, ceiling light point and wood effect flooring.

PRIMARY BEDROOM

3.44m into chimney breast x 3.82m (11'3" into chimney breast x 12'6")

Has loft access point, radiator, window to the rear aspect and useful over stairs storage cupboard, a door opens with steps down to bedroom three/study/dressing room.

BEDROOM THREE/STUDY/DRESSING ROOM

1.95m x 4.05m (6'4" x 13'3")

Has a window to the rear aspect and ceiling light point.

OUTSIDE

The property has a rear courtyard with a wrought iron gate that leads through to the main garden, access into the rear garden is also available via a communal entrance across the neighbouring property. The rear garden opens up into an open plan garden area with patio area and lawn along with a communal path. There is ample space for a garden shed and greenhouse if required.



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.

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.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

East Staffordshire Borough Council- Band A

BROAD BAND SPEEDS

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

CURRENT UTILITY SUPPLIERS

Gas - British Gas

Electric - British Gas

Water - Mains - South Staffs

Sewage - Mains

Broadband supplier - Previously Virgin

FLOOD DEFENCE

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/environment-agency>

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

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>

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

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2024) A

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12/04

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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