



Hillcrest, Tutbury, Burton-On-Trent, DE13 9JD

£145,000

A delightful ideal first time purchase within this sought after village location. The home provides Upvc double glazing and gas central heating fitted 2024, positioned within a cul de sac location. Opening with a secure modern front entrance door into the Fitted Kitchen, with a selection of base and eye level wall units, cooker space with gas point, free standing appliance spaces for washing machine and fridge, and window to the front elevation.

The Lounge is positioned across the rear elevation with an attractive view of the garden, laminate flooring, under stair storage area and uPVC back door to the rear uPVC porch. The First Floor has a Master Double Bedroom on the rear aspect with separate Dressing Room across the front elevation. The Bathroom is fitted with a three piece white bathroom suite offering WC, hand wash basin and bath with an electric shower over and window to the front aspect.

Outside the home has a driveway to the front of the property with an additional off road parking space at the end of the row. Rear gate leads to the mature rear garden.

The Accommodation

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Fitted Kitchen - 3.84m x 2.16m (12'7 x 7'1) -

Lounge - 4.09m x 3.84m (13'5 x 12'7) -

First Floor -

Main Bedroom - 3.84m x 3.15m (12'7 x 10'4) -

Dressing Room - 2.03m x 1.85m (6'8 x 6'1) -

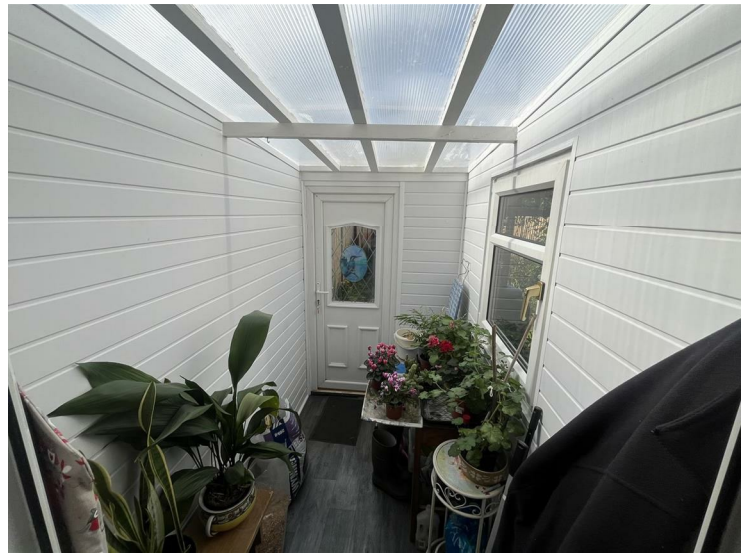
Bathroom - 1.83m x 1.70m (6' x 5'7) -

Driveway & Garden -

Draft details subject to change and vendor approval

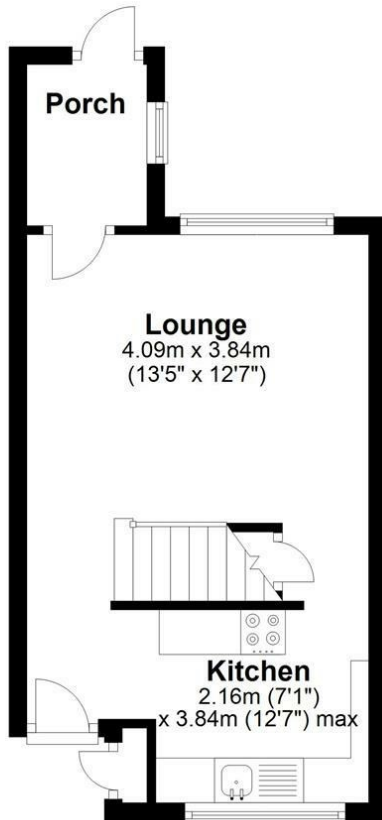
Awaiting revised EPC inspection.



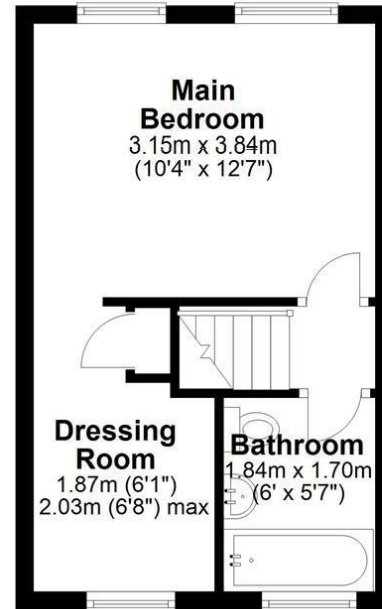




Ground Floor



First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.

Council Tax Band A

Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		73	
(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	

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