



Wyggeston Street, Burton-on-Trent



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Guide price £160,000



Key Features

- Large Traditional End Terraced Home
- Excellent Location, Close To Burton's Queens Hospital
- Upvc Double Glazing & Gas Fired Central Heating
- Well Presented Throughout
- Three Bedrooms
- Pleasant Enclosed Rear Garden
- EPC rating E
- Freehold





Newton Fallowell are delighted to be able to offer for sale this well presented, spacious three bed roomed traditional end terraced home situated in a popular location close to Burton Queens Hospital. The home is well presented throughout having been in the same occupation for many years and benefits from both Upvc double glazing and gas central heating.

Accommodation In Detail

Upvc entrance door with obscure, stain glazed top lights and obscure glazed light over leading to

Large Open Plan Lounge/Diner 3.82m x 8.58m extending to 9.42m featuring

Lounge Area

having Upvc double glazed walk-in bay window to front elevation, quality fitted laminate flooring, one double central heating radiator, fitted wall light points, built-in meter cupboard/store, feature maple effect fireplace with polished black marble hearth and backplate together with inset Living Flame gas fire, open plan staircase rising to first floor and opening through into

Dining Area

having one double central heating radiator, quality fitted laminate flooring and Upvc double glazed window to rear elevation.

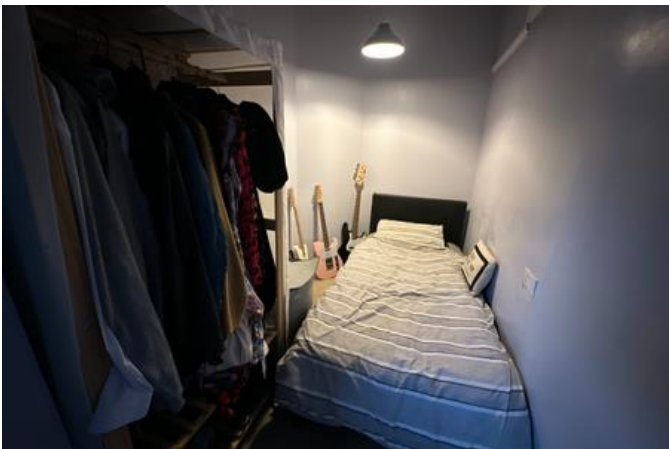
Fitted Kitchen 4.13m x 2.45m (13'6" x 8'0")

having a range of dark oak effect base and eye level units with complementary dark oak edged marble effect working surfaces, stainless sink and draining unit with swan neck mixer tap, four ring gas hob with extractor over, integrated double oven, plumbing for washing machine, Upvc double glazed window to side elevation and half obscure Upvc double glazed door to side with obscure double glazed light over.

On The First Floor

Landing

having access to loft space via retractable ladder and one central heating radiator.



Bedroom One 3.81m x 3.72m (12'6" x 12'2")

having Upvc double glazed window to front elevation, one central heating radiator and useful overstairs storage cupboard.

Bedroom Two 3.73m x 2.17m extending to 3.94m

having Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Three 5.00m x 1.66m (16'5" x 5'5")

having Upvc double glazed window to side elevation and useful storage recess.

Shower Room

having white suite comprising low level wc, over-sized shower tray with glass and chrome screen and thermostatically controlled shower, pedestal wash basin, obscure Upvc double glazed window to rear elevation, heated chrome towel radiator, half tiling complement to walls, aqua-boarding around shower area and access to further loft space.

Outside

A shared entrance serving just two properties leads to a rear paved patio area, and then a completely enclosed garden which is screened by timber fencing and brick walling. There is a further large patio area at the far extent of the garden, outside water supply and large store which houses the Baxi combi gas fired central heating boiler.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

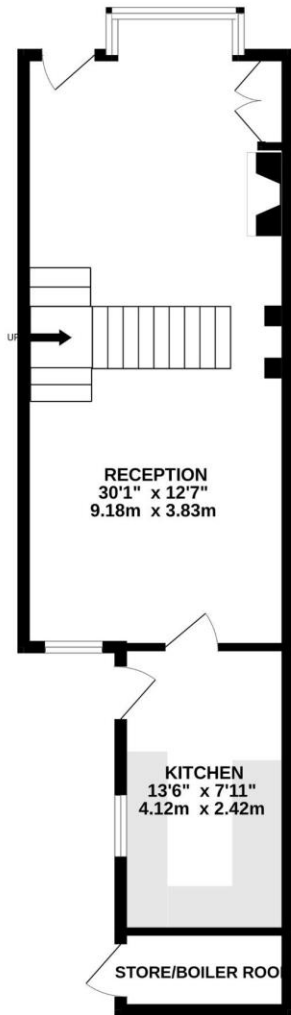
Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



247 WYGGESTON STREET

TOTAL FLOOR AREA : 983 sq.ft. (91.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | | |
| (39-54) | E | 51 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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