



Queen Street, Burton-on-Trent



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Guide price £90,000



Key Features

- Easily Maintained End Of Terrace Town House
- Peaceful Location Approached Via Private Alleyway
- Enclosed Private Gardens
- Two Bedrooms
- Gas Fired Central Heating
- Double Glazing
- EPC rating D
- Freehold





A well presented end of terraced town house in this convenient location close to Burton Town Centre. The property is approached via a passageway affording the house a good degree of privacy, enhanced by a private enclosed fore garden and rear yard area. The house itself has the benefit of gas fired central heating and double glazing and comprising in brief: - lounge, kitchen, two bedrooms and shower room.

Accommodation In Detail

Entrance door opening into:

Lounge 3.59m x 2.98m (11'10" x 9'10")

having window to front elevation and door leading through to:

Kitchen 2.82m x 2.98m (9'4" x 9'10")

having door and window to rear elevation, stainless steel sink with mixer tap, tiled surrounds, built-in $\frac{3}{4}$ height cupboard, base cupboard, one central heating radiator and wall mounted boiler.

On The First Floor

Landing

leading to:

Bedroom One 3.65m x 3.01m (12'0" x 9'11")

having one central heating radiator and window to rear elevation.

Bedroom Two 2.84m x 1.62m (9'4" x 5'4")

having one central heating radiator and window to front elevation.

Shower Room

having corner shower cubicle, wc, wash basin, tiled surrounds and one central heating radiator.

Outside

The property is approached via a private passageway from Queen Street, the passageway serving the neighbouring properties. To the front is a good sized enclosed garden and to the rear is a potentially enclosed courtyard area.

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.

Tenre

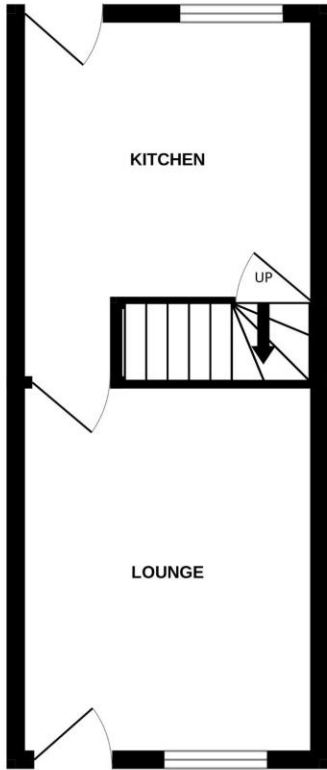
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

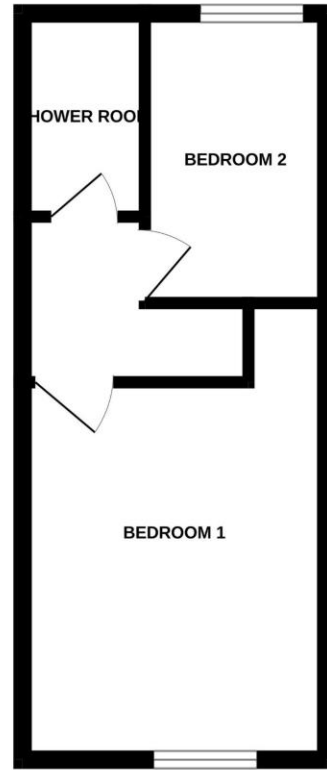
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
233 sq.ft. (21.6 sq.m.) approx.



1ST FLOOR
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 465 sq.ft. (43.2 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		90
(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, Scotland & Wales		EU Directive 2002/91/EC	

Address:
102 b 100s 2 10007

