



Wyggeston Street, Burton-on-Trent



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Guide price £120,000



Key Features

- Spacious Three Bedroomed Terraced Home
- Popular Location Close To Burton Queens Hospital
- Immediate Vacant Possession
- Upvc Double Glazing & Gas Fired Central Heating
- In Need Of Improvement & Up-Grading Works
- Viewing A Must
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this spacious traditional terraced home located in a popular and convenient position. Having the benefit of Upvc double glazing and gas fired central heating the property comprises: - bay windowed front sitting room, inner lobby with store off, rear sitting room, fitted kitchen, lobby, ground floor shower room and on the first floor a landing leads to three well proportioned bedrooms. Outside to the rear is a pleasant enclosed yard and garden area screened by timber fencing.

Accommodation In Detail

Upvc double glazed entrance door with obscure double glazed fanlight and obscure double glazed light above leading to:

Front Sitting Room 3.65m x 3.43m extending to 4.01m

having one central heating radiator, coving to ceiling, fitted smoke alarm and meter cupboard housing gas and electric meters.

Inner Lobby

having useful understairs store.

Rear Sitting Room 3.61m x 3.77m (11'10" x 12'5")

having Upvc double glazed window to rear elevation, one central heating radiator, staircase rising to first floor and feature brickette fireplace with timber mantle and raised tiled hearth together with fitted gas fire.

Kitchen 3.95m x 2.00m (13'0" x 6'7")

having a good range of maple fronted base and eye level units with complementary rolled edged working surfaces, polycarbonate sink and draining unit, polycarbonate sink and draining unit, gas cooker point, obscure Upvc double glazed door to side elevation, Upvc double glazed window to side elevation, fitted Vaillant condensing combi gas fired central heating boiler.

Inner Lobby

having obscure Upvc double glazed window to side elevation.

Ground Floor Shower Room

having suite comprising quadrant shower enclosure, pedestal wash basin, low level wc, half tiling complement to walls, aqua boarding around shower area, obscure Upvc double glazed window to rear elevation and one double central heating radiator.

On The First Floor

Landing

having access to loft.

Bedroom One 4.16m x 3.43m (13'7" x 11'4")

having Upvc double glazed window to front elevation, one central heating radiator and coving to ceiling.

Bedroom Two 3.22m x 3.75m (10'7" x 12'4")

having Upvc double glazed window to rear elevation, one double central heating radiator and useful overstairs store.

Bedroom Three 2.05m x 3.95m (6'8" x 13'0")

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

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.

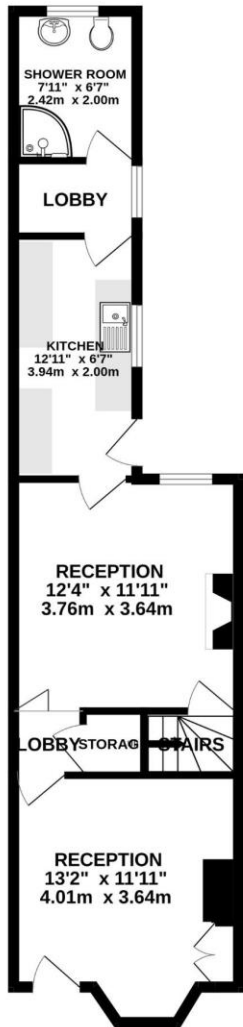
Tenure

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.

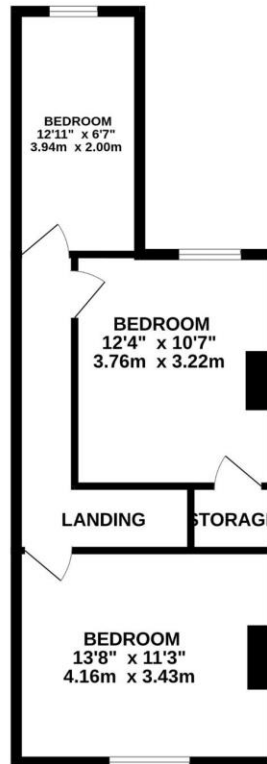
Note

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
483 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
10 Clarendon Road

