



Ferry Street, Stapenhill,
Burton-on-Trent



3



1



2

Guide price £150,000



Key Features

- Three Bedroomed End Terraced Home
- Good Sized Rear Garden
- In Need Of Some Up-Grading
- Great Location
- Good Access To Local Amenities
- One Way Road System Providing Parking
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this traditional three bedroomed end terraced home, ideal for any first time buyer or investor. The property does require some up-dating but offers good sized living space downstairs, on the first floor are two double bedrooms and a third single bedroom. A good sized rear garden backs onto the river Trent. Viewings are recommended and by appointment only.

Accommodation In Detail

Frosted Upvc double glazed double doors leading through to:

Porch

having frosted wooden double glazed door leading to:

Living Room 3.69m x 3.44m (12'1" x 11'4")

having a good sized bay window, traditional tiled fireplace with fitted gas fire, cupboard housing gas and electric meters together with consumer unit and one central heating.

Dining Room 3.69m x 3.67m (12'1" x 12'0")

having BT point, one central heating radiator, understairs storage cupboard, Upvc double glazed window to rear elevation radiator and staircase rising to first floor.

Kitchen 2.12m x 3.60m (7'0" x 11'10")

having a range of base and wall mounted units, roll top laminate worktop, stainless steel sink and drainer with chrome fittings, tiled splashback, space for washing machine, fridge/freezer and oven, one central heating radiator, frosted Upvc double glazed door to side elevation and Upvc double glazed window to side elevation.

Shower Room 1.21m x 1.90m (4'0" x 6'2")

having low level wc, vanity wash basin with chrome fittings, fully enclosed quadrant shower with fitted electric shower, full tiling complement, one central heating radiator and frosted Upvc double glazed window to rear elevation.

On The First Floor

Landing

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

Master Bedroom 3.69m x 3.48m (12'1" x 11'5")

having built-in double wardrobes with dressing table, further built-in wardrobe to recess, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Two 2.77m x 3.73m (9'1" x 12'2")

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

Bedroom Three 2.12m x 3.57m (7'0" x 11'8")

having Veissmann combination boiler, built-in storage, one central heating radiator and Upvc double glazed window to rear elevation.

Outside

To the rear is a well kept good sized garden which is mainly laid to lawn with mature borders and backs onto the River Trent. There is side access and a small courtyard garden to the front.

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.

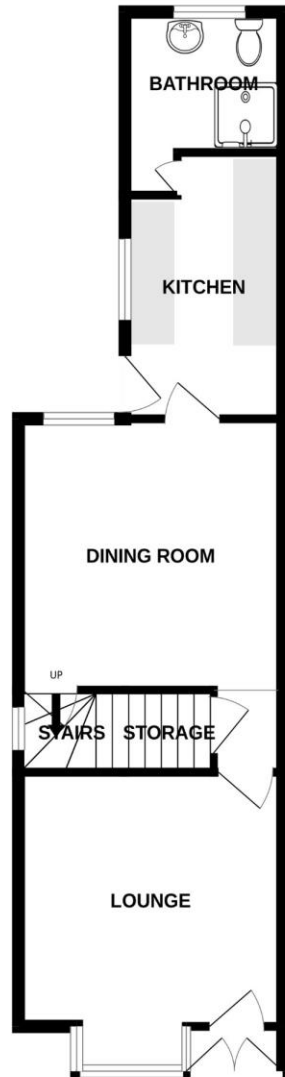
Tenure

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.

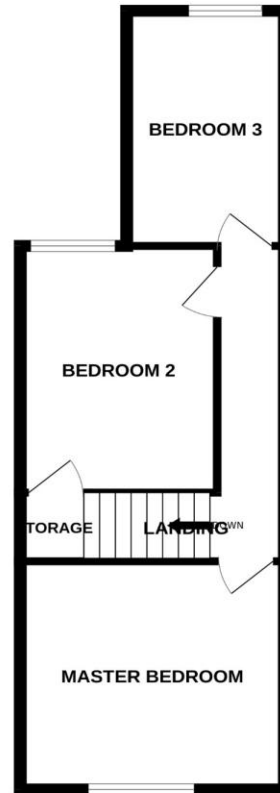
Note

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
475 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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+) A		89
(81-91) B		
(69-80) C		59
(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	
<small>WWW.EPC4U.COM</small>		