



Victoria Crescent, Burton-on-Trent



2



1



2

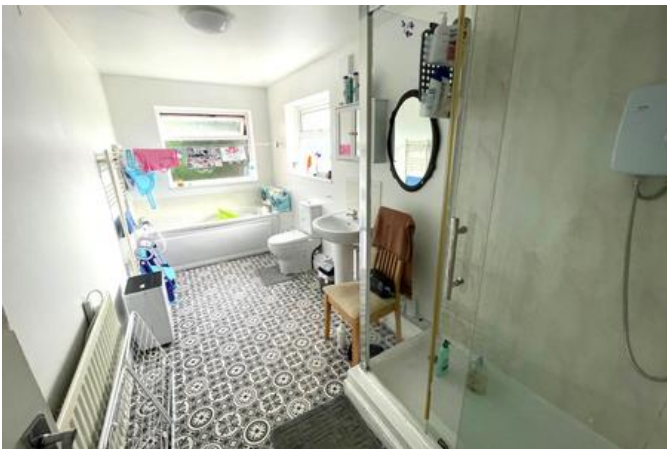
Guide price £125,000



Key Features

- Spacious End Of Terraced Home
- Convenient Location
- Good Sized Enclosed Garden
- Two Reception Rooms
- Two Bedrooms
- Double Glazing & Central Heating
- EPC rating D
- Freehold





*** Investors Only *** An attractive end of terraced property situated on the fringe of Burton town centre in this convenient location. The property is sold subject to the current tenancy which has been running for a number of years. In brief the property comprises: - front living room, dining room, good sized fitted kitchen and on the first floor a landing leads to two bedrooms and large bathroom. Outside there is a long enclosed rear garden.

Accommodation In Detail

Upvc entrance door opening into:

Lounge 3.04m x 3.38m (10'0" x 11'1")

having window to front elevation, one central heating radiator and staircase rising to first floor.

Dining Room 3.71m x 3.36m (12'2" x 11'0")

having one central heating radiator and full height window to rear elevation.

Kitchen 1.95m x 4.46m (6'5" x 14'7")

having stainless steel sink and drainer set into work top with tiled surrounds, ample range of base cupboards with drawers, matching wall mounted units together with glass fronted display cabinet, wall mounted gas fired boiler, windows to side and rear elevations and Upvc door to side.

On The First Floor

Landing

having one central heating radiator.

Bedroom One 3.27m x 4.02m (10'8" x 13'2")

having one central heating radiator and window to front elevation.

Bedroom Two 2.38m x 3.77m (7'10" x 12'5")

having one central heating radiator and window to rear elevation.

Bathroom 1.95m x 4.44m (6'5" x 14'7")

having windows to side and rear elevations, one central heating radiator, ladder style radiator, bath, wc, wash basin and twin sized shower cubicle.

Outside

There is a long enclosed rear garden.

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.

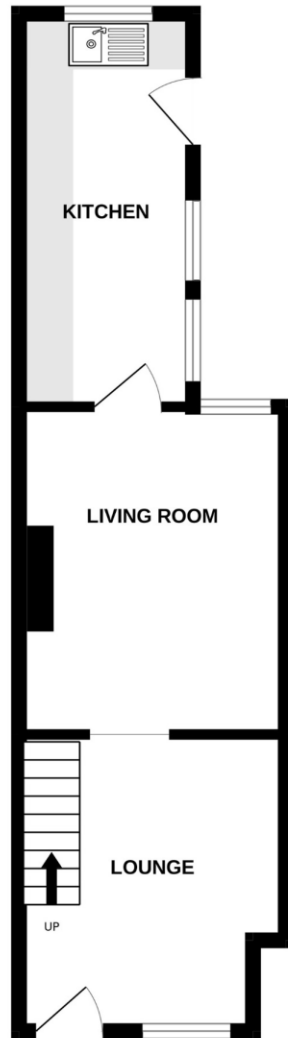
Tenure

Freehold – subject to current tenancy. 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
319 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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.
Made with Metropix ©2024

