



Calais Road, Shobnall, Burton-on-Trent



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Guide price £160,000



Key Features

- Spacious Three Bedroomed Terraced Home
- Currently Let As A Small House Of Multiple Occupation
- Fully Let Income £17,148 per annum
- Upvc Double Glazing & Gas Fired Central Heating
- Close to Burton Queens Hospital
- Excellent Investment
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this small house of multiple occupancy located close to Burton's Queens hospital. Having Upvc double glazing and gas fired central heating the accommodation in brief comprises: - entrance hall, ground floor bay windowed bedroom, rear reception room, kitchen, ground floor bathroom and on the first floor a landing leads to three further bedrooms. Outside is a small fore garden and to the rear is a good sized garden.

Accommodation In Detail

Side Upvc half obscure double glazed entrance door leading to:

Entrance Hall

having staircase rising to first floor.

Front Sitting Room/Bedroom Three 3.64m x 3.87m (11'11" x 12'8")

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

Rear Sitting Room 3.6m x 3.82m (11'10" x 12'6")

having Upvc double glazed window to rear elevation, feature fireplace, one central heating radiator, useful understairs storage cupboard and fitted smoke alarm.

Kitchen 2.45m x 3.26m (8'0" x 10'8")

having a range of maple fronted base and eye level units with complementary rolled edged working surfaces, four ring electric hob with oven under and extractor over, stainless steel sink and draining unit, plumbing for washing machine, Upvc double glazed window to side elevation, half obscure double glazed door to side and fitted Ideal Logic gas fired central heating boiler.

Bathroom 2.44m x 1.92m (8'0" x 6'4")

having obscure Upvc double glazed window to side elevation, heated chrome ladder towel radiator, panelled bath with electric shower over, pedestal wash basin and low level wc.

On The First Floor

Landing

having fitted smoke alarm.

Bedroom One 3.64m x 3.87m (11'11" x 12'8")

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

Bedroom Two 3.93m x 3.63m (12'11" x 11'11")

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

Bedroom Four 2.45m x 3.18m narrowing to 2.93m

having one central heating radiator, Upvc double glazed window to rear elevation and built-in full height storage cupboard.

Outside

To the front is a small fore garden set behind a privet hedge and to the rear is a pleasant long garden which features patio and lawned areas. The garden is screened by timber fencing.

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.



