



New Row Main Street, Tatenhill,  
Burton-on-Trent



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Guide price £150,000



## Key Features

- Traditional Terraced Cottage
- Highly Regarded Village Location
- In Need Of Improvement & Modernisation
- Immediate Vacant Possession
- EPC rating F
- Freehold





Located in the heart of this extremely popular and convenient village this one bedroomed traditional cottage requires up-grading and modernisation in order to form a lovely home. Arranged over two levels the accommodation in brief comprises: - beamed front sitting room, breakfast kitchen and on the first floor a landing leads to a bedroom and bathroom. Outside is a rear yard and brick built outhouse.

### Accommodation In Detail

Half obscure UPVC double glazed entrance door leading to:

### Front Sitting Room 3.35m x 3.65m (11'0" x 12'0")

having feature brick open fire with tiled hearth and mantle, UPVC double glazed tilt and turn window to front elevation and exposed beams to ceiling.

### Kitchen 2.6m x 2.72m (8'6" x 8'11")

having useful understairs store, UPVC double glazed window to rear elevation, half obscure double glazed door to rear, range of basic white units with stainless steel sink and draining unit and doorway giving access to the first floor.

### On The First Floor

#### Landing

having access to loft and fitted smoke alarm.

### Bedroom One 3.36m x 3.37m (11'0" x 11'1")

having UPVC double glazed tilt and turn window to front elevation.

### Bathroom 2.73m x 2.64m (9'0" x 8'8")

having UPVC double glazed window to rear elevation, primrose coloured suite comprising panelled bath, pedestal wash basin, low level wc, airing cupboard incorporating lagged hot water cylinder and further loft access.

### Outside

To the front of the property is a fore garden set behind a fence. To the rear is a yard which in turn gives access to a good sized washhouse.

### Washhouse 2.43m x 2.75m (8'0" x 9'0")

having electric, power and water supply.

### Services

All mains services except gas 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

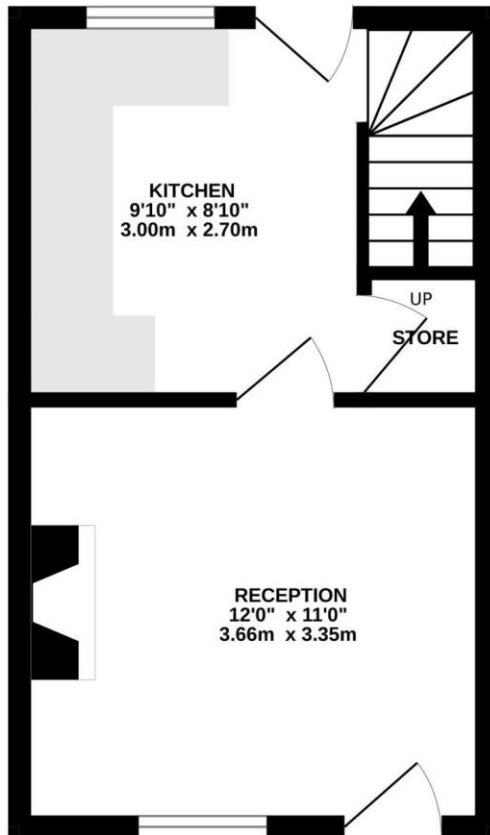
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

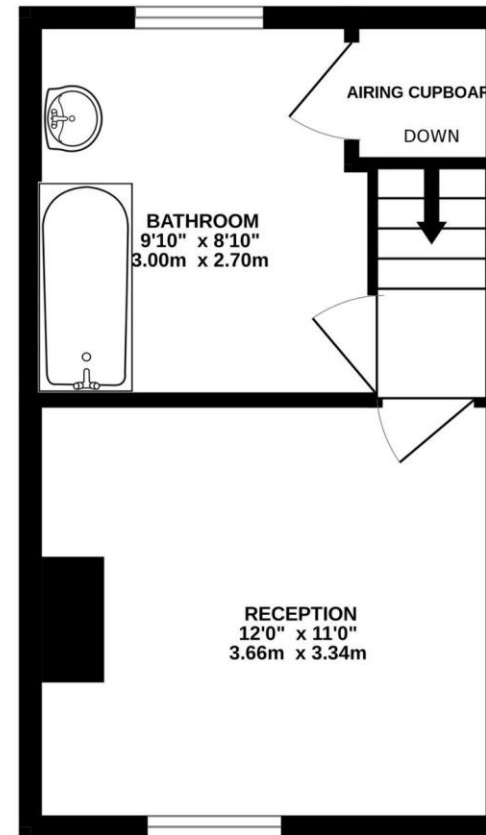
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR  
243 sq.ft. (22.6 sq.m.) approx.

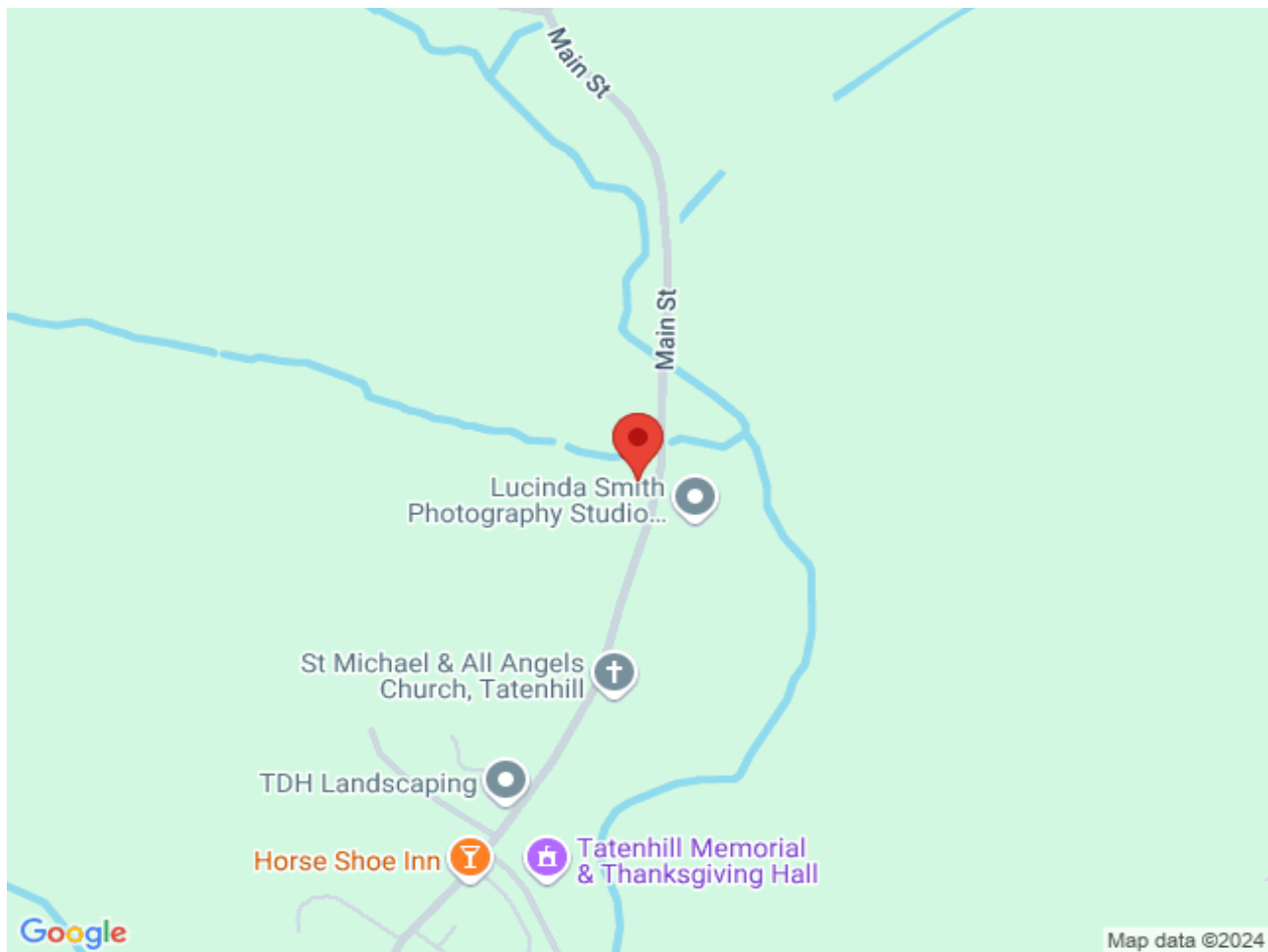


1ST FLOOR  
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 487 sq.ft. (45.3 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		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		