



Queen Street, Burton-on-Trent





£90,000



## Key Features

- Secluded Location
- Good sized Gardens
- Middle House of just Three
- Lounge and Dining Kitchen
- Upvc Double Glazing and Gas fired Central Heating
- Two Bedrooms
- EPC rating C





Occupying a secluded position off Queen Street, this property is just one of a row of three houses.

The property is vacant and available for a quick sale with accommodation comprising, Living Room, Breakfast Kitchen, Two Bedrooms and a Shower Room.

Externally, there is a good sized garden to the front and a yard area to the rear.

### Accommodation In Detail

#### Front Sitting Room 3.02m x 3.61m (9'11" x 11'10")

having Upvc double glazed window to front elevation, feature pine fireplace with marble backplate and hearth, one central heating radiator, fitted laminate flooring, thermostatic control for central heating, fitted smoke alarm and cupboard housing fitted

#### Lobby

having useful understairs storage cupboard and ceramic tiling to floor.

#### Breakfast Kitchen 3.84m x 3.03m (12'7" x 9'11")

having a good range of fitted base and wall mounted units with complementary rolled edged working surfaces, four ring gas hob with electric oven under, stainless steel sink and draining unit and wall mounted condensing combi gas fired central heating boiler.

### On The First Floor

#### Landing

having fitted smoke alarm.

#### Master Bedroom 3.63m x 3.02m (11'11" x 9'11")

having Upvc double glazed window to front elevation, feature cast iron fireplace, one central heating radiator and useful overstairs storage area with access to loft.

#### Bedroom Two 1.58m x 2.84m (5'2" x 9'4")

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

#### Shower Room

having three piece white suite comprising shower enclosure with electric shower, pedestal wash hand basin, low level wc, ceramic tiling to floor and fitted extractor vent.

#### Outside

The property is approached via an entry and pathway which leads to three properties, this being the central property. The garden is to the front and is laid to lawn and screened by timber fencing. To the rear is a small concrete yard area.

#### 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.

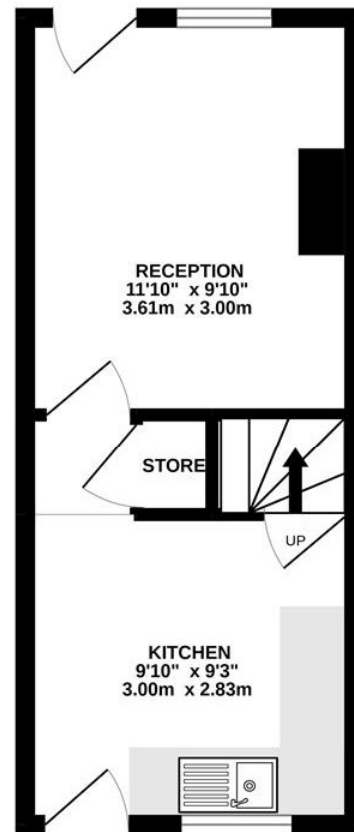
#### Tenure

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.

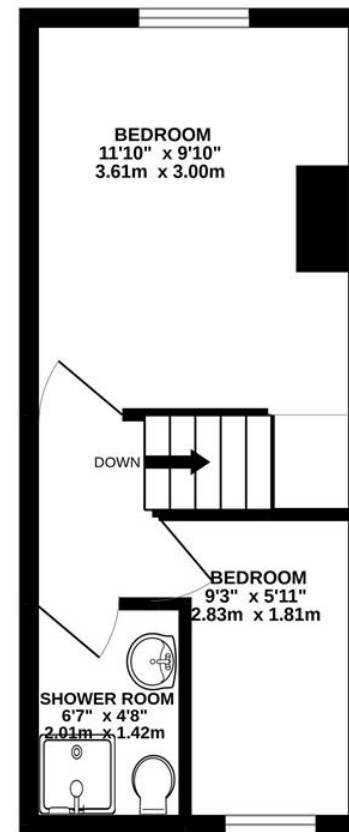
#### Note

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  
233 sq.ft. (21.6 sq.m.) approx.



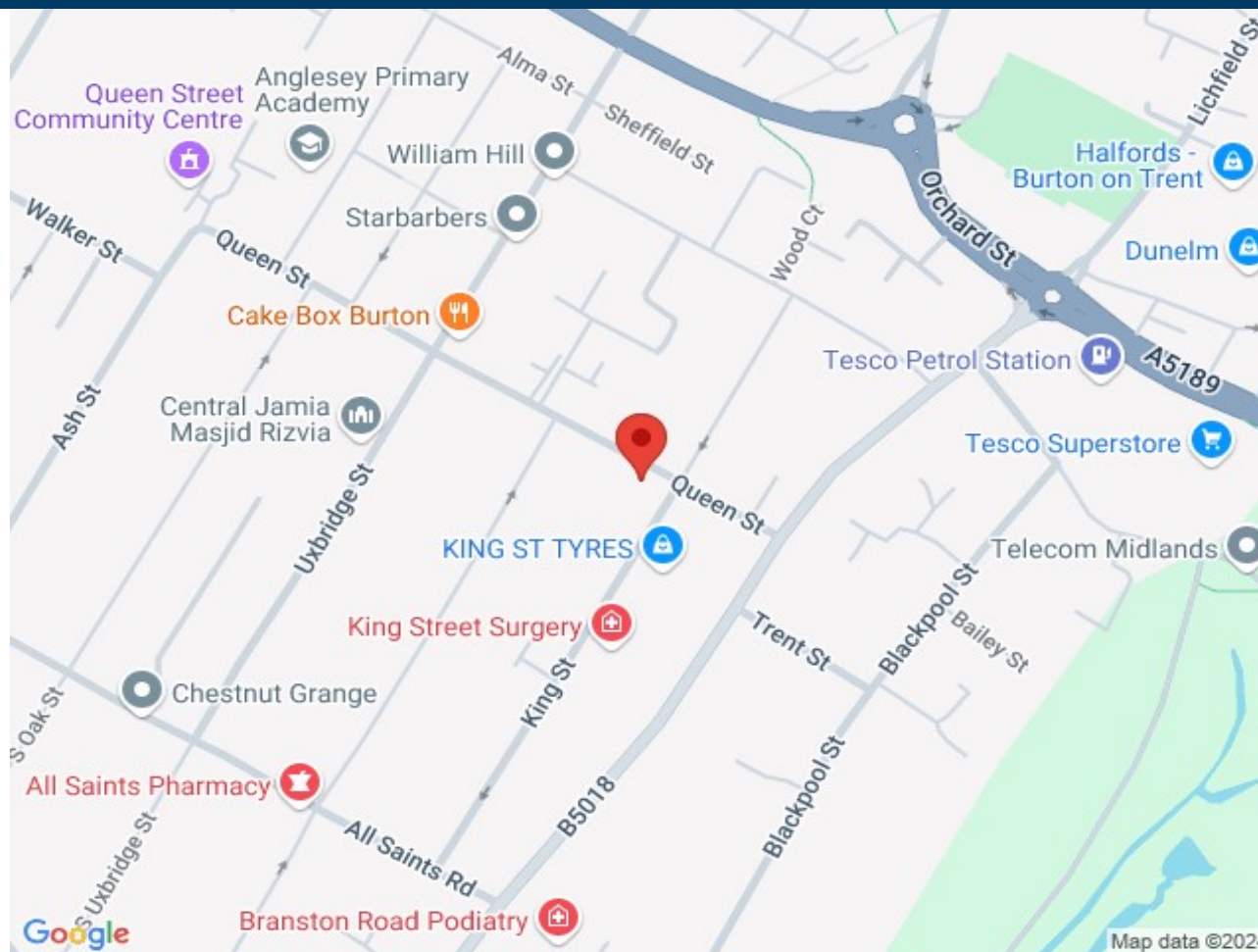
1ST FLOOR  
232 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 465 sq.ft. (43.2 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+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		