



Stanton Road, Stapenhill,  
Burton-on-Trent





Guide price £110,000



## Key Features

- Traditional Terraced Cottage
- Upvc Double Glazing & Gas Fired Central Heating
- Popular Residential Location
- Two Reception Rooms & Two Bedrooms
- Immediate Vacant Possession
- Potential Off Road Parking
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this two bedroomed cottage in this convenient position and close to amenities and facilities. Whilst in need of improvement and upgrading the home offers great potential. In brief the accommodation comprises: - front sitting room, rear sitting room, kitchen and on the first floor a landing leads to two bedrooms and lobby and bathroom. Outside to the front is a fore garden and to the rear is a small yard.

### Accommodation In Detail

Upvc double glazed entrance door with obscure double glazed light over leading to:

#### Front Sitting Room 3.95m x 2.99m (13'0" x 9'10")

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

#### Rear Sitting Room 2.9m x 3.35m (9'6" x 11'0")

having Upvc double glazed window to rear elevation, one central heating radiator, useful understairs storage cupboard and feature fireplace with marble backplate and hearth.

#### Kitchen 2.98m x 2.16m (9'10" x 7'1")

having a basic range of base and wall mounted units, integrated oven, hob and extractor, stainless steel sink and draining unit, Upvc double glazed window to side elevation and door to rear.

### On The First Floor

#### Landing

leading to:

#### Bedroom One 3.94m x 2.96m (12'11" x 9'8")

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

#### Bedroom Two 3.42m x 2.93m (11'2" x 9'7")

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

### Lobby

having access to loft space.

### Further Lobby Area

having store and boiler cupboard housing Vaillant combi gas fired central heating boiler.

### Bathroom 2.2m x 1.7m (7'2" x 5'7")

having obscure Upvc double window to rear elevation, three piece white suite comprising panelled bath, pedestal wash basin, low level wc, tiling complement to walls and one central heating radiator.

### Outside

To the front of the property is a fore garden and to the rear is a yard.

### 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.

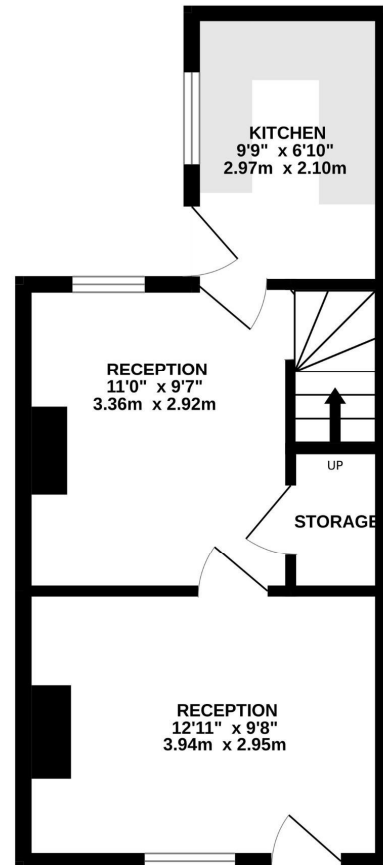
### Note

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.

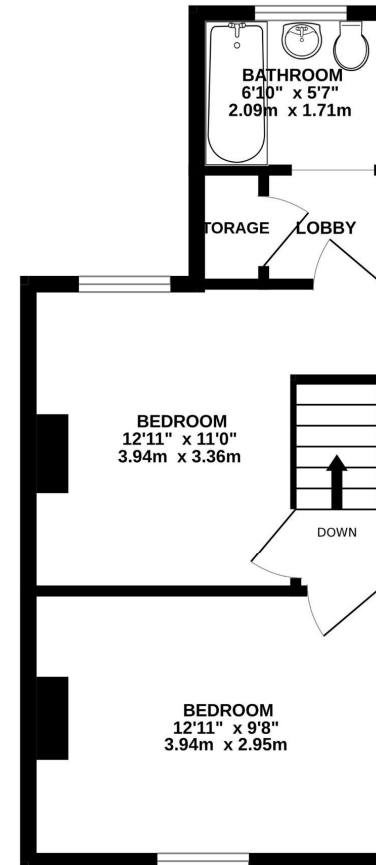
### \*\*\* Agents Note

The owner of this property is a connected party as defined in the Estate Agency Act 1979.

GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



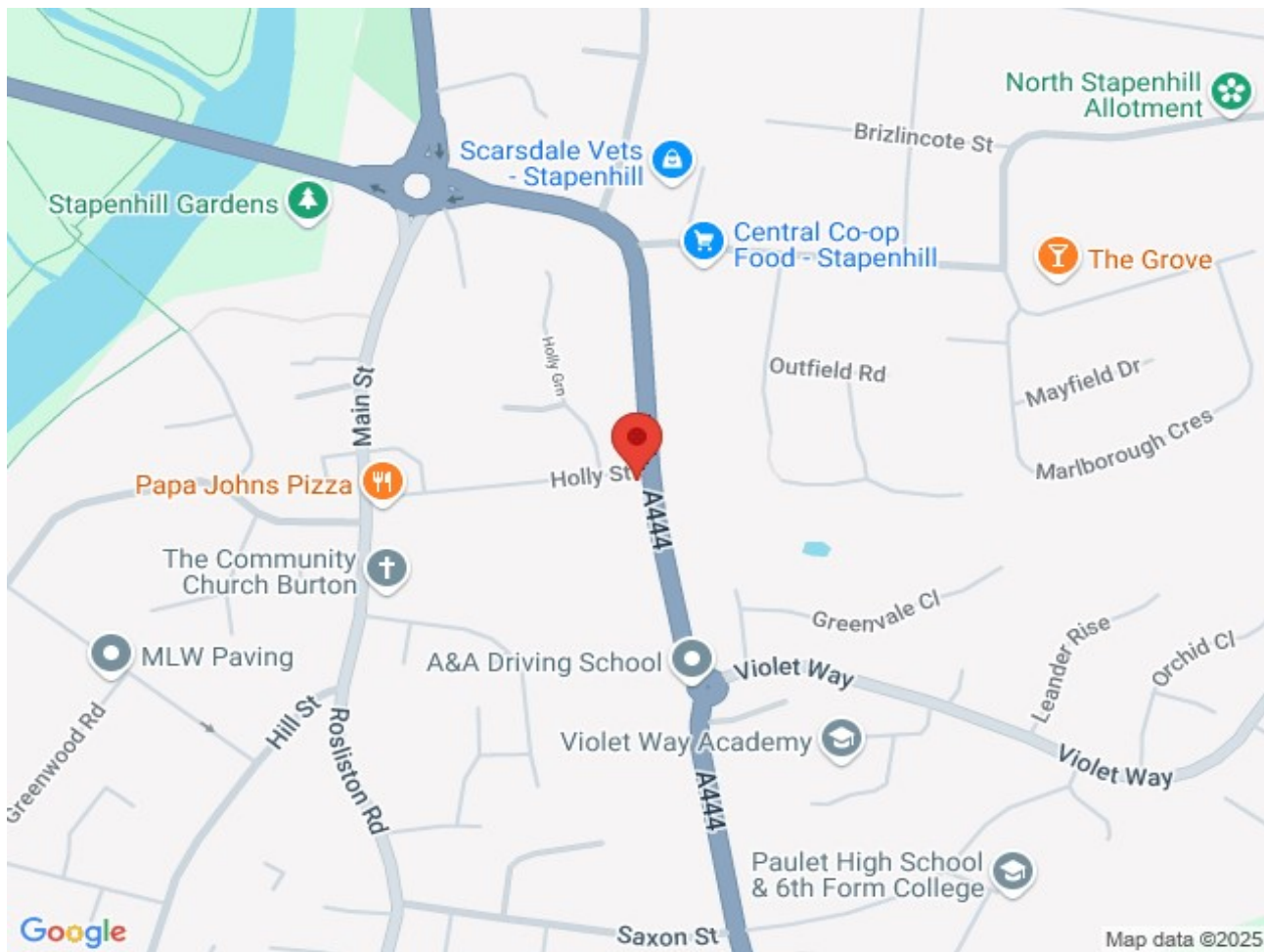
1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 654 sq.ft. (60.7 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.EPC4U.COM		