



Tutbury Road, Burton-on-Trent



2



1



2

£125,000



Key Features

- Traditional Terraced Home
- Popular Residential Location
- In Need Of Up-Grading & Improvement
- Spacious Layout
- Good Sized Rear Garden
- Immediate Vacant Possession
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this home which offers great potential. The property is of larger than average proportions and in brief comprises: - front sitting room, rear sitting room, inner hallway with store off, kitchen and on the first floor a landing leads to two double bedrooms, separate wc and bathroom. Outside to the front is a small fore garden and to the rear is a pleasant good sized garden screened by timber fencing.

Accommodation In Detail

Hardwood entrance with obscure glazed lights over leading to:

Front Sitting Room 4m x 3.42m (13'1" x 11'2")

having sealed unit glazed window to front elevation, fitted meter cupboard and feature fireplace with fitted gas fire.

Rear Sitting Room 4m x 3.75m (13'1" x 12'4")

having Upvc double glazed window to rear elevation, one central heating radiator and fitted wall mounted gas fire.

Inner Lobby

having staircase rising to first floor, useful understairs storage cupboard and one central heating radiator.

Kitchen 3.3m x 2.33m (10'10" x 7'7")

having a basic range of units and windows to side and rear elevations.

On The First Floor

Landing

having window to side elevation, access to loft and one central heating radiator.

Bedroom One 4m x 3.4m (13'1" x 11'2")

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

Bedroom Two 3m x 3.76m (9'10" x 12'4")

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

Bathroom 2.3m x 2.31m (7'6" x 7'7")

having suite comprising corner bath with electric shower over, pedestal wash basin, one central heating radiator, obscure glazed window to rear elevation and cupboard housing fitted condensing combi boiler.

WC

having low level wc and glazed window to side elevation.

Outside

To the front of the property is a raised fore garden. To the rear is a blue brick yard which in turn leads to a garden screened by timber fencing.

Services

All mains services are believed to be connected to the property.

Tenure

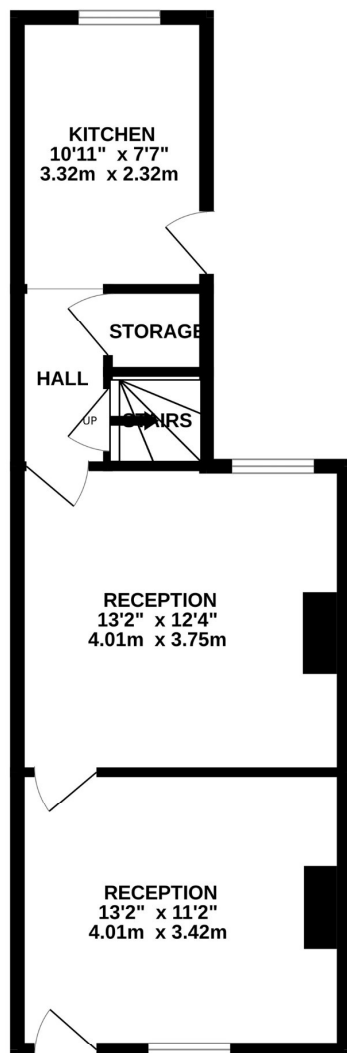
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

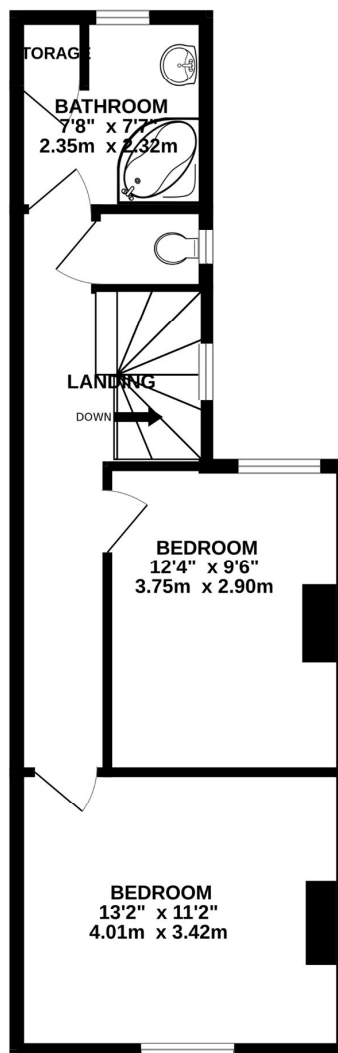
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



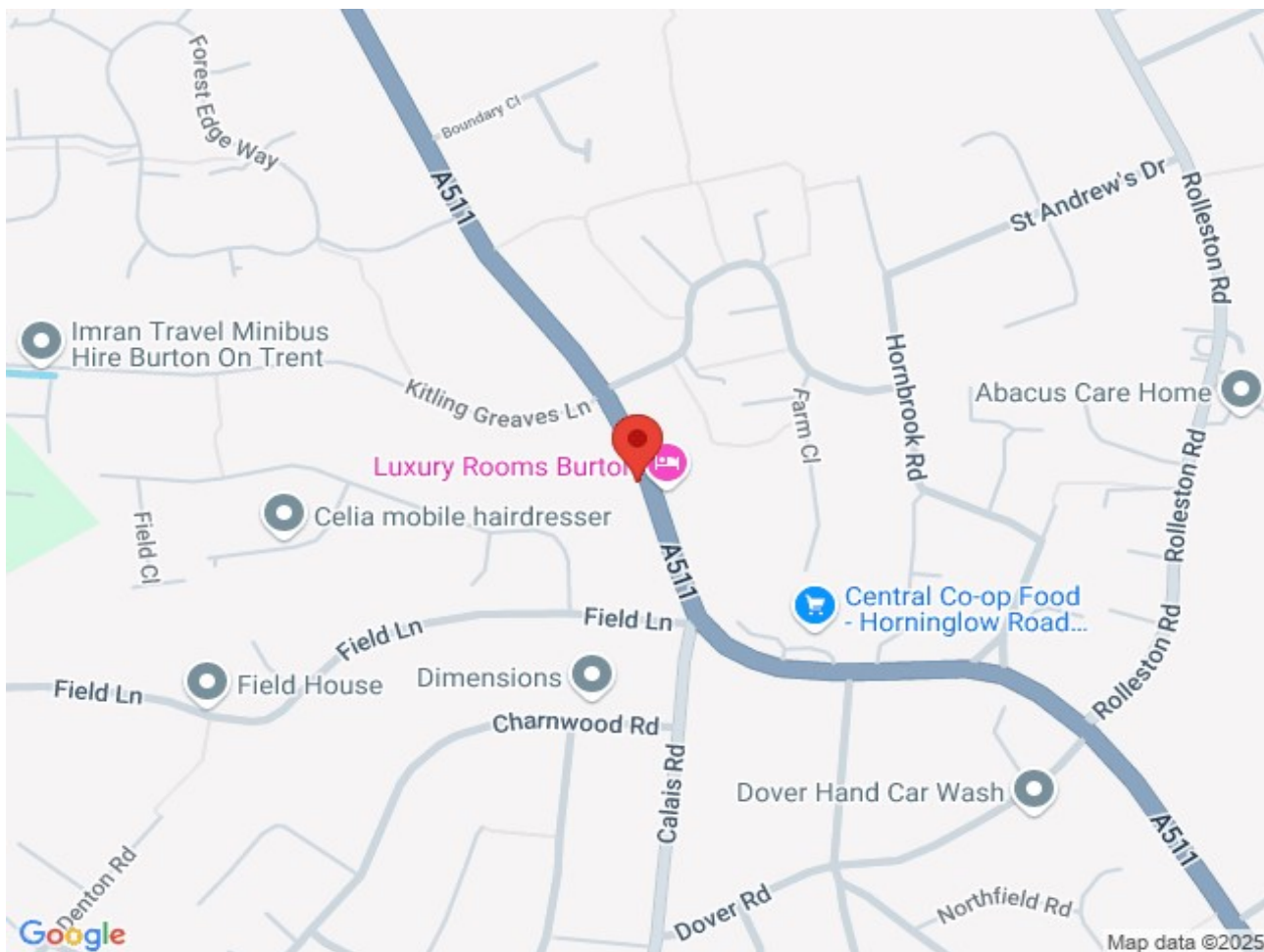
1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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 ©2025





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		84
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	57	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		