



Edward Street, Burton-on-Trent

 4  1  2

Guide price £150,000



Key Features

- Impressive Period Home
- Four Bedrooms
- Two Reception Rooms
- In Need Of Modernisation
- Considerable Potential
- Immediate Vacant Possession
- EPC rating F
- Freehold





Impressive and period end of terraced property in an established residential address. We understand the property was originally constructed by a local builder to his own individual specification and has been in the ownership of the current family for a considerable number of years. Whilst the property requires up-grading and modernisation there is considerable potential to form an impressive and good sized family home. In brief the accommodation comprises: - entrance hall, large lounge, good sized separate dining room and generous kitchen with pantry off. On the first floor a landing leads to four bedrooms and bathroom. Outside there is a small fore garden whilst to the rear there is an enclosed garden with access from the lane to the side.

Accommodation In Detail

Entrance Porch

having half glazed entrance door with glazed side windows opening to:

Reception Hall

having Minton tiled floor, spindled staircase rising to first floor and understairs storage area.

Lounge 4.5m x 3.93m (14'10" x 12'11")

having bay window to front elevation, coving to ceiling and ceramic tiled fireplace with gas fire.

Dining Room 4.16m x 4.14m (13'7" x 13'7")

having ceramic tiled fireplace with gas fire, Upvc double door to rear and window to side elevation.

Kitchen 4.23m x 3.65m (13'11" x 12'0")

having stainless steel sink with cupboards under, built-in full height larder cupboard, half glazed door side elevation, windows to side and rear elevations, gas fire and part glazed door leading to:

Pantry

having thrall, fitted shelving and window to rear elevation.

On The First Floor

Landing

having glazed roof hatch and linen cupboard.

Bedroom One 3.92m x 3.17m (12'11" x 10'5")

having window to front elevation.

Bedroom Two 2.96m x 2.55m (9'8" x 8'5")

having window to front elevation.

Bedroom Three 4.15m x 4.18m (13'7" x 13'8")

having window to rear elevation.

Bathroom

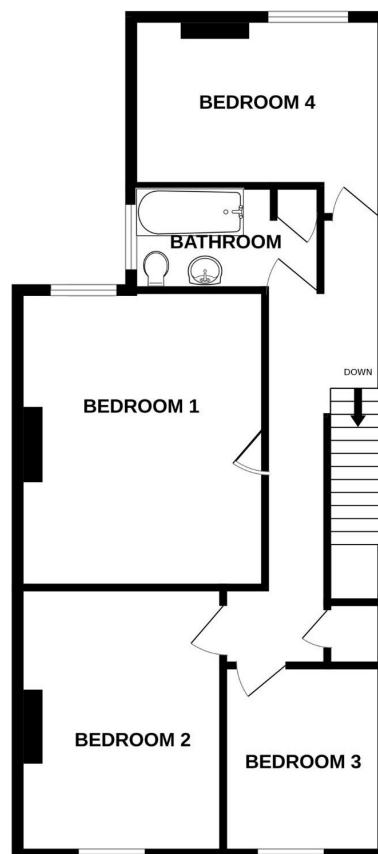
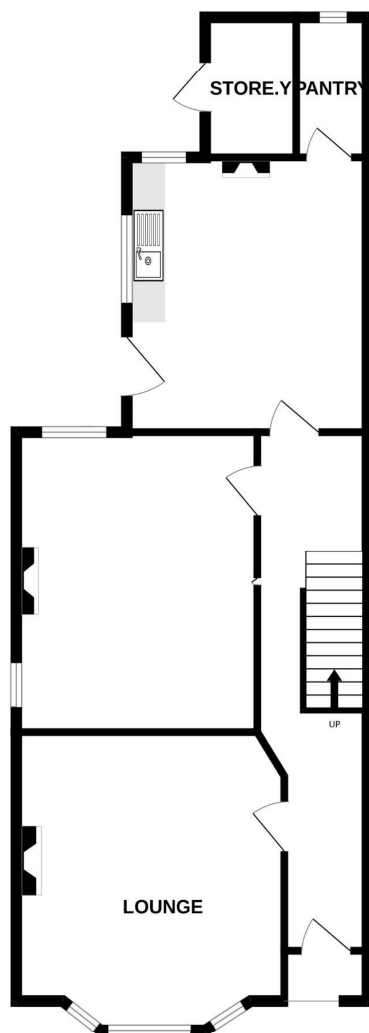
having three piece white suite comprising bath, wc, wash basin, window to side elevation and airing cupboard housing a hot water tank.

Bedroom Four 3.64m x 2.59m (11'11" x 8'6")

having window to rear elevation.

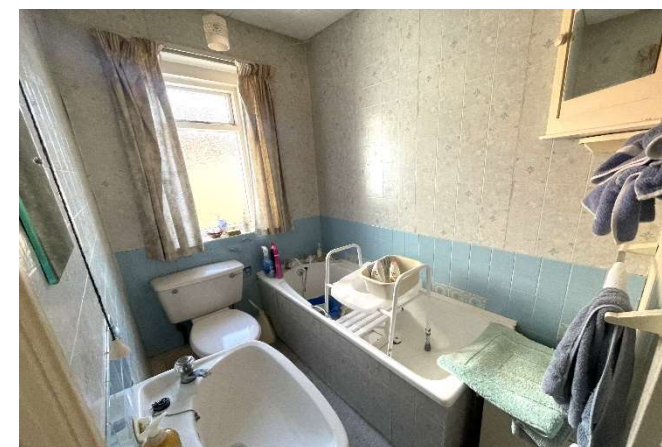
Outside

There is a small fore garden area. To the rear is an enclosed garden together with an outhouse and potential for vehicular access to the rear.



TOTAL FLOOR AREA : 1443 sq.ft. (134.0 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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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.

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