



Stafford Street, Burton-on-Trent



2



1



2

£120,000



Key Features

- Mid Terraced Home
- Two Double Bedrooms
- In Need Of Modernisation
- Recently Installed Gas Boiler
- Large Rear Garden
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this traditional two bedroomed mid terraced property which is in need of modernisation. In brief the accommodation comprises: - lounge, dining room, kitchen, guest cloak room and on the first floor a landing leads to two double bedrooms and large bathroom. This property is ideal for any first time buyer or investor.

Accommodation In Detail

Upvc double glazed door leading to:

Lounge 3.7m x 3.5m (12'1" x 11'6")

having art deco open fire, built-in storage cupboard housing gas meter, BT point, one central heating radiator and Upvc double glazed window to front elevation.

Dining Room 3.7m x 3.27m (12'1" x 10'8")

having staircase rising to first floor, understairs cupboard housing electric meter and fuse box, electric fire with marble hearth and wooden surround, BT point, one central heating radiator and Upvc double glazed window to rear elevation.

Kitchen 2.14m x 4.56m (7'0" x 15'0")

having range of base and wall mounted units, laminate work surface, stainless steel sink and drainer with chrome mixer tap, electric oven, four ring gas hob with extractor over, tiled splashback, one central heating radiator, two Upvc double glazed windows to side elevation and frosted Upvc double glazed door to side.

Guest Cloak Room 1.07m x 1.34m (3'6" x 4'5")

having low level wc, frosted Upvc double glazed window to rear elevation.

On The First Floor

Landing

having one central heating radiator.



Master Bedroom 3.7m x 3.5m (12'1" x 11'6")

having built-in overstairs storage cupboard which gives access to the loft space, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Two 3.31m x 3.28m (10'11" x 10'10")

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

Bathroom 2.14m x 4.4m (7'0" x 14'5")

having low level wc, pedestal wash basin with chrome taps, tiled splashback, bath with chrome fittings and electric shower over, tiling around bath area, recently fitted Ideal gas fired combination boiler, one central heating radiator, Upvc double glazed window to side elevation and frosted Upvc double glazed window to rear.

Outside

To the rear is a enclosed garden which is mainly laid to lawn and in need of some landscaping.

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.

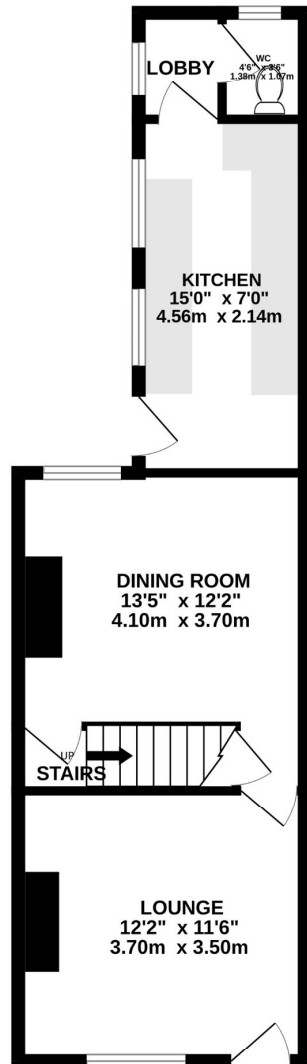
Tenure

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.

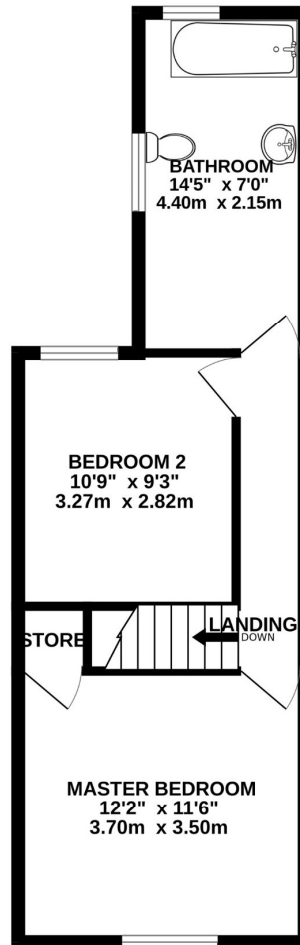
Note

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
427 sq.ft. (39.7 sq.m.) approx.



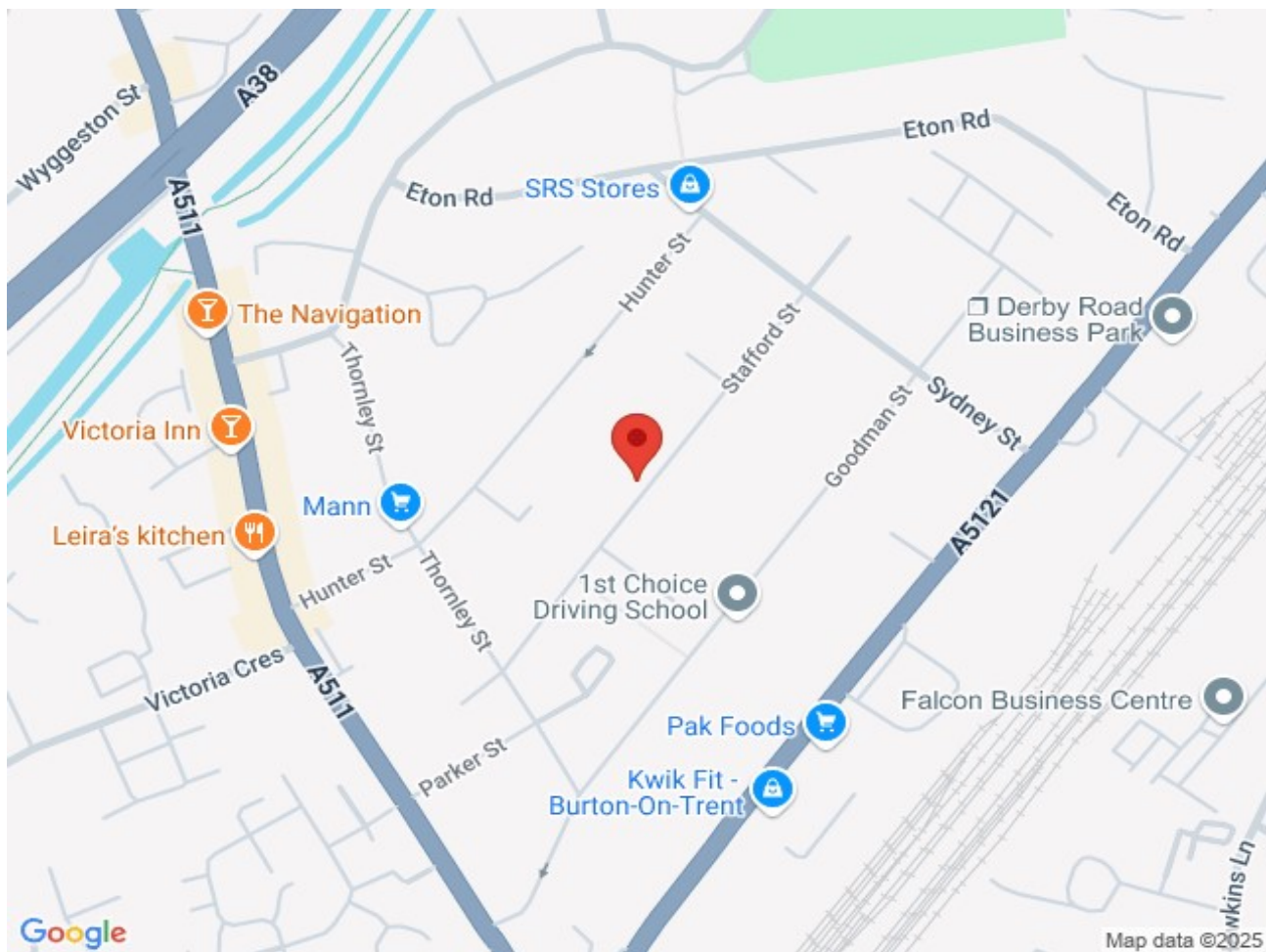
1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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		
A (92+)		
B (81-91)		81
C (69-80)		
D (55-68)	55	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	