

Anglesey Road, Burton-Upon-Trent



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Offers in excess of £145,000



Key Features

- Traditional Palisaded Mid Terraced Home
- Three Good Sized Bedrooms
- Upvc Double Glazing & Gas Fired Central Heating
- Insulated To Improve Energy Efficiency
- Immediate Vacant Possession
- Viewing A Must To Appreciate
- EPC rating C
- Freehold





Situated on the very popular Anglesey Road this spacious three bedroomed traditional terraced home has the benefit of external insulation, gas fired central heating and Upvc double glazing and hence has an EPC rating of 'C'. The accommodation is worthy of an internal inspection and in a ready to move in condition. In brief the accommodation comprises: - front sitting room, inner lobby, rear sitting room, kitchen, ground floor bathroom and on the first floor a landing leads to three well proportioned bedrooms. Outside to the front is a small fore garden and to the rear is a good sized enclosed mainly lawned garden.

Accommodation In detail

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

Front Sitting Room 3.4m x 3.43m (11'2" x 11'4")

having Upvc double glazed window to front elevation, fitted meter cupboard step moulded coving to ceiling, one central heating radiator and fitted oak effect laminate flooring.

Inner Lobby

having useful understairs store.

Rear Sitting Room 3.4m x 3.7m (11'2" x 12'1")

having fitted oak effect laminate flooring, one double central heating radiator and Upvc double glazed French doors opening out to the rear yard.

Fitted Kitchen 3.27m x 1.77m (10'8" x 5'10")

having a range of maple effect base and eye level units with complementary maple working surfaces over, enamel sink and draining unit, ceramic tiling to floor, four ring gas hob with electric oven under and extractor over, low intensity spotlights to ceiling, Upvc double glazed window to side elevation and fitted wall mounted condensing combi gas fired central heating boiler.

Bathroom

having three piece white suite comprising panelled bath, pedestal wash basin, low level wc, ceramic tiling to floor, obscure Upvc double glazed window to rear elevation, low intensity spotlights to ceiling and heated ladder towel radiator.

On The First Floor

Landing

having fitted smoke alarm, one central heating radiator and access to loft space.

Bedroom One 3.9m x 3.42m (12'10" x 11'2")

having Upvc double glazed window to front elevation, one central heating radiator, feature ornate cast iron fireplace and useful overstairs store/wardrobe.

Bedroom Two 3.7m x 2.98m (12'1" x 9'10")

having Upvc double glazed window to rear elevation, one central heating radiator, cast iron fireplace and useful overstairs store.

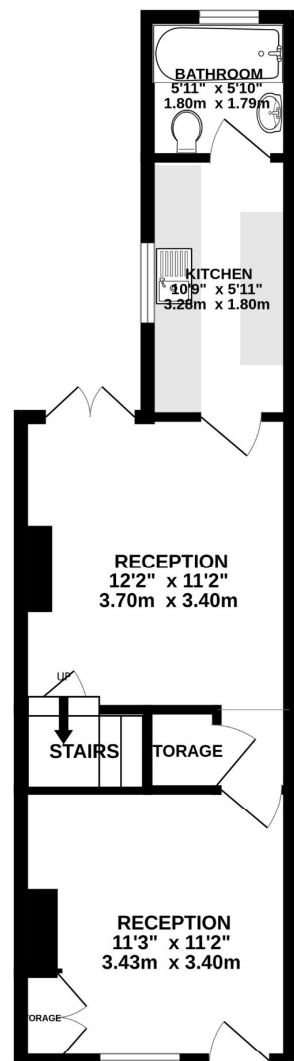
Bedroom Three 3.78m x 1.8m (12'5" x 5'11")

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

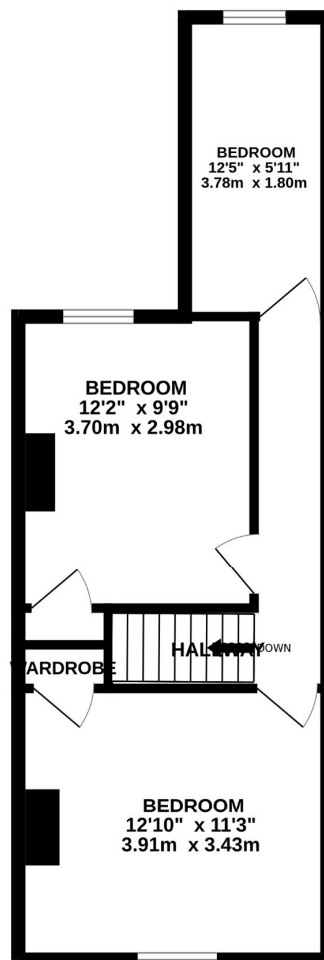
Outside

To the front of the property is a small fore garden set behind a dwarf wall. To the rear is a blue brick yard which leads to a good sized mainly lawned garden screened by timber fencing. A shed is erected and an external water supply.

GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



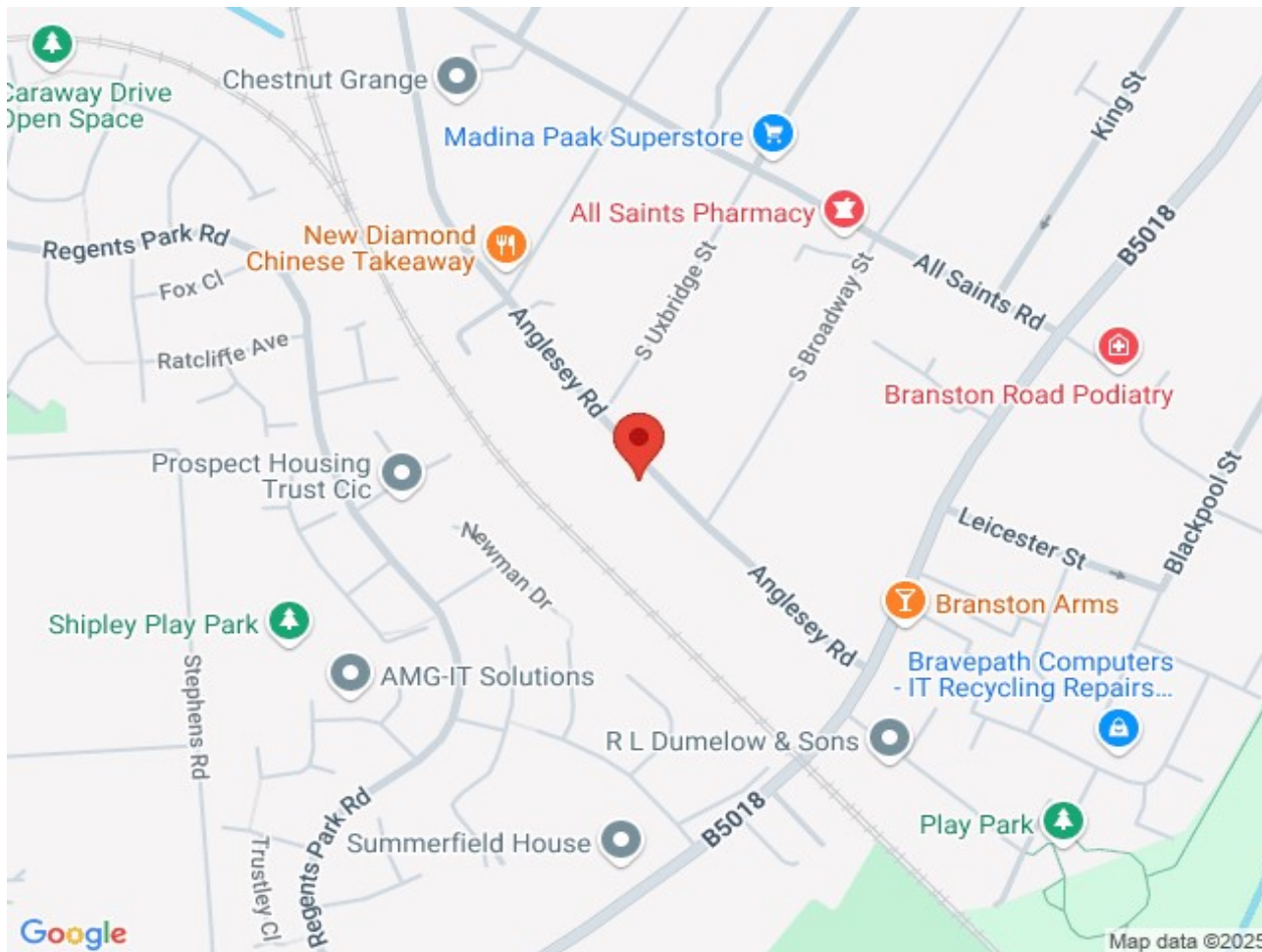
1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (74.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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