



Wetmore Lane, Burton-Upon-Trent



3



1



2

£135,000



Key Features

- Three Bedroomed Terraced Home
- Excellent Location On Fringe Of Town Centre
- Immediate Vacant Possession
- Upvc Double Glazing & Gas Fired Central Heating
- In Need Of Some Degree Or Up-Grading & Improvement
- Competitively Priced For Quick Sale
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this double glazed and centrally heated traditional home which occupies a popular and convenient location close to amenities and facilities and within walking distance of the town centre. The home benefits from immediate vacant possession and an internal inspection will reveal centrally heated and double glazed accommodation which in brief comprises: - front sitting room, lobby, rear sitting room, kitchen, ground floor bathroom and on the first floor a landing leads to three well proportioned bedrooms. Outside to the rear of the property is a good sized mainly lawned garden which is well screened by timber fencing.

Accommodation In Detail

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

Front Sitting Room 3.44m x 3.64m (11'4" x 11'11")

having twin Upvc double glazed windows to front elevation, fitted meter cupboard, coving to ceiling and one central heating radiator.

Inner Lobby

having useful undertairs storage cupboard.

Rear Sitting Room 3.85m x 3.77m (12'7" x 12'5")

having fitted laminate flooring, one double central heating radiator, doorway giving access to first floor staircase and Upvc double glazed window to rear elevation.

Kitchen 5.2m x 2.48m (17'1" x 8'1")

having Upvc double glazed window to side elevation, range of light oak effect base and eye level units with complementary rolled edged working surfaces, four ring gas hob with electric oven under and extractor over and fitted wall mounted Vaillant gas fired boiler.

Bathroom

having suite comprising corner bath with shower over, pedestal wash basin, low level wc, twin obscure Upvc double glazed windows to rear elevation and one double central heating radiator.

On The First Floor

Landing

having fitted smoke alarm.

Bedroom One 4m x 3.84m (13'1" x 12'7")

having Upvc double glazed window to rear elevation, access to loft space and one central heating radiator.

Bedroom Two 3.65m x 3.33m (12'0" x 10'11")

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

Bedroom Three 2.48m x 3.2m (8'1" x 10'6")

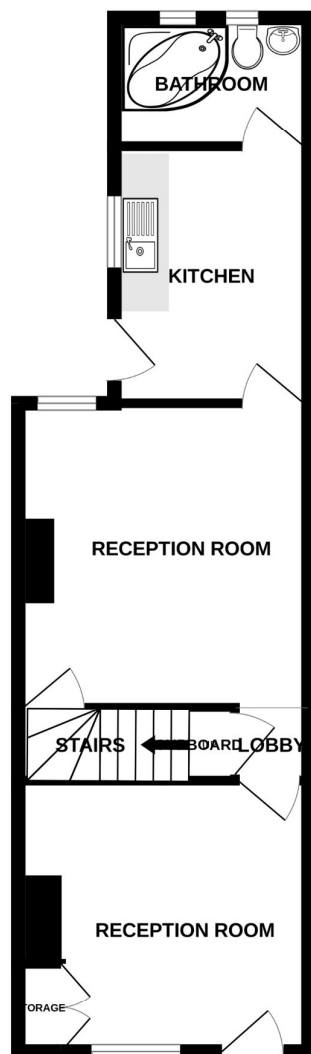
having obscure Upvc double glazed window to rear elevation and one central heating radiator,

Outside

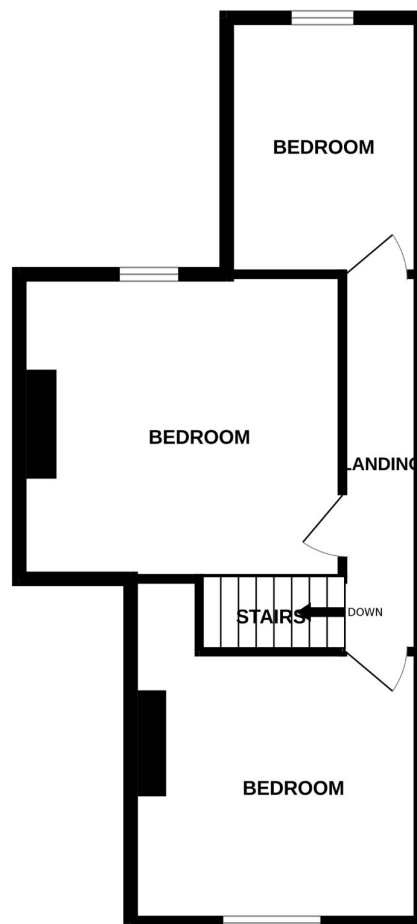
A shared entry gives access to the rear whereby a good sized garden is well screened and mainly laid to lawn.



GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



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



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TOTAL FLOOR AREA : 863 sq.ft. (80.2 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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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. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(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		