



Tutbury Road, Burton-on-Trent



£180,000



Key Features

- Prime Location
- Exceptionally Well Presented Throughout
- Off Road Parking
- Two Reception Rooms
- Three Bedrooms
- EPC rating D
- Freehold





An exceptional end of terraced property situated on this well established road on the outskirts of Burton. The property is presented to an exceptionally good standard throughout with the added benefit of off road parking and a pleasant rear garden. Internally the accommodation comprises: - living room, dining room, good sized fitted kitchen, well appointed bathroom and on the first floor a landing leads to three bedrooms. There is also gas fired central heating and double glazing.

Accommodation In Detail

Entrance door leading to:

Lounge 3.5m x 3.5m (11'6" x 11'6")

having window to front elevation, coving to ceiling, one central heating radiator and fireplace housing coal effect gas fire set to a slate effect backing and matching hearth with painted timber surround.

Dining Room 3.6m x 3.3m (11'10" x 10'10")

having windows to side and rear elevations, one central heating radiator, staircase rising to first floor and timber feature fireplace.

Kitchen 6.55m x 1.79m (21'6" x 5'11")

having stainless steel sink with mixer tap set into work top with tiled surrounds, base cupboards and drawers, matching wall mounted unit, recessed ceiling lights, slate effect tiling to floor, one central heating radiator, dado rail, two windows and part glazed door to side elevation.

Bathroom

having white suite comprising panelled bath with electric shower over together with glazed screen, wc and wash basin built into vanity unit with cupboards and drawers under, tiling to walls and floor and window to rear elevation.

On The First Floor

Landing

leading to:

Bedroom One 3.28m x 3.49m (10'10" x 11'6")

having one central heating radiator, window to front elevation, two built-in double wardrobes with storage cupboards over and wall light point.

Bedroom Two 3.64m x 3.3m (11'11" x 10'10")

having window to rear elevation, overstairs store cupboard and one central heating radiator.

Bedroom Three 3.55m x 1.8m (11'7" x 5'11")

(accessed via bedroom two) having one central heating radiator, window to rear elevation, built-in cupboard housing central heating boiler and further adjacent store cupboard.

Outside

There is a driveway which gives access to a parking area adjacent to the rear garden. To the rear is a paved area with ornamental borders opening out to a lawned enclosed garden.

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

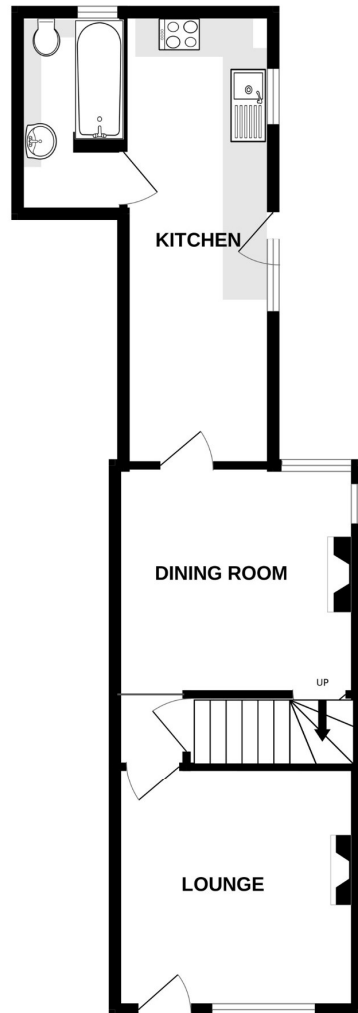
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

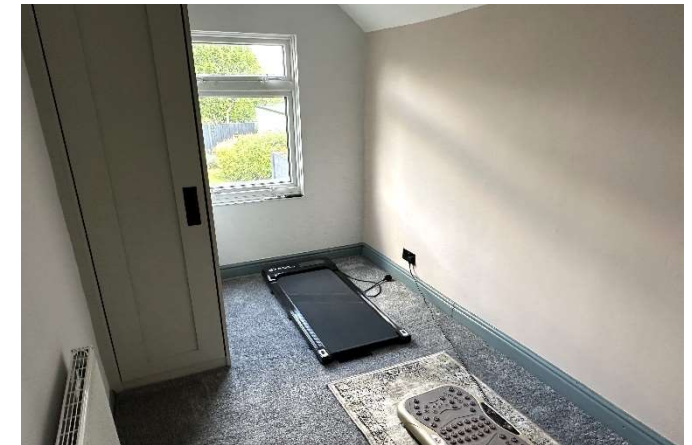
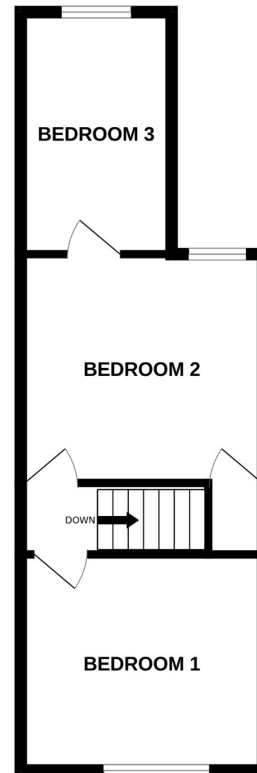
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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.



GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.8 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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