



Shobnall Road, Burton-on-Trent

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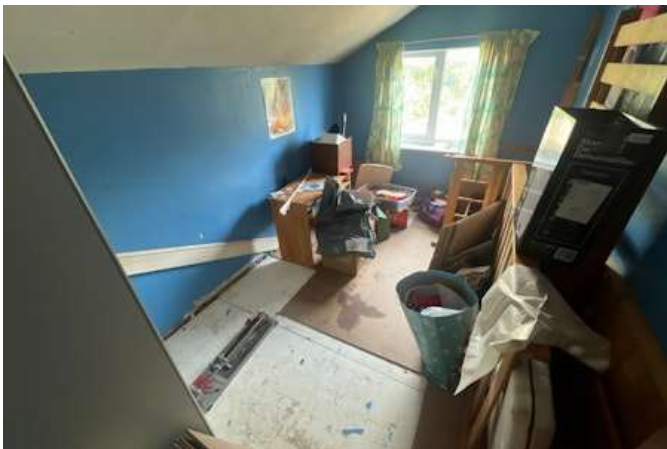
£120,000



Key Features

- Traditional Terraced Home
- In Need Of Up-Grading & Modernisation
- Excellent & Popular Location
- Three Bedrooms
- Two Reception Rooms
- Excellent Potential
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer for sale this three bedroomed spacious traditional terraced home which whilst in need of improvement and up-grading the property offers great potential. In brief the accommodation comprises: - entrance lobby, bay windowed front sitting room, rear sitting room, kitchen, lobby, ground floor bathroom and on the first floor a landing leads to three well proportioned bedrooms. Outside to the front of the home is a small fore garden and to the rear is a yard and an overgrown but good sized rear garden.

Accommodation In Detail

Upvc half obscure double glazed entrance door leading to:

Entrance Lobby

leading through to:

Front Sitting Room

having walk-in bay window to front elevation, stepped moulded plaster coving to ceiling, centre ceiling rose and feature fireplace with display cupboards and plinths to either side and fitted gas fire.

Inner Lobby

having deep understairs storage cupboard.

Rear Sitting Room 3.59m x 3.64m (11'10" x 11'11")

having Upvc double glazed window to rear elevation, quarry tiling to floor, chimney breast with fitted gas fire, centre ceiling rose and doorway giving access to first floor staircase.

Kitchen 3.77m x 1.89m (12'5" x 6'2")

having a basic range of base and wall mounted units, stainless steel sink with double drainer, fitted Main multi point gas fed water heater and Upvc double glazed window to side elevation.

Rear Lobby

having obscure glazed door to rear.

Bathroom 2.25m x 2.17m (7'5" x 7'1")

having modern white suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc,

obscure Upvc double glazed window to rear elevation, wall mounted Baxi Brazillia wall heater, fitted extractor vent and full tiling complement to walls.

On The First Floor

Landing

having fitted smoke alarm.

Bedroom One 4.09m x 3.63m (13'5" x 11'11")

having Upvc double glazed window to front elevation and coving to ceiling.

Bedroom Two 3.66m x 3.14m (12'0" x 10'4")

having Upvc double glazed window to rear elevation and useful overstairs storage cupboard with access to loft.

Bedroom Three 3.7m x 2.44m (12'1" x 8'0")

having Upvc double glazed window to rear elevation.

Outside

To the front of the property is a small fore garden. To the rear is a concrete yard, beyond which is good sized but overgrown 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.

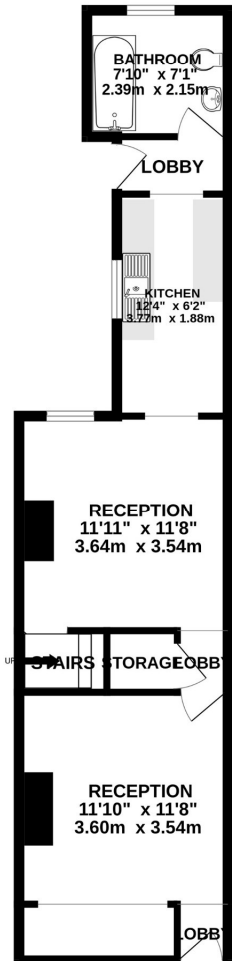
Tenure

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.

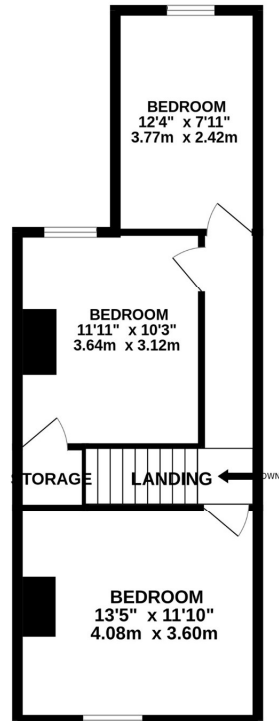
Note

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
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.4 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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