



Morleys Hill, Burton-on-Trent



£175,000



Key Features

- Large Spacious Victorian Home
- Popular Location
- Lots of Lovely Period Features
- Upvc Double Glazing & Gas Fired Central Heating
- Good Sized Private Enclosed Partly Walled Garden
- Immediate Vacant Possession
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this characterful Victorian town house located in a popular residential location close to Burton's Queens Hospital. The home offers immense character and large family living and provides accommodation which in brief comprises: - open entrance, private entry with side entrance door leading to entrance hall with lovely Minton tiled floor, bay windowed front sitting room with feature fireplace, impressive rear sitting room, fitted kitchen with utility area and guest cloaks off. On the first floor a landing leads to two large double bedrooms, both with built-in storage and there is a large family bathroom. Outside to the front is a small fore garden, a private entry leads to the rear block paved patio with lovely partly walled gardens which are mainly set to wall beyond.

Accommodation In Detail

Open Canopied Entrance Lobby

having quarry tiling to floor and hardwood entrance door leading to:

Passageway

having gated access to rear and obscure half glazed door leading through to:

Side Entrance Hall

having patterned Minton tiled floor, staircase rising to first floor, fitted dado rail and smoke alarm.

Front Sitting Room

having Upvc double glazed walk-in square bay window to front elevation with leaded and stain glazed detail, stepped moulded plaster coving to ceiling, ornate centre ceiling rose, fitted picture rail, dado rail, feature fireplace with inset living flame gas fire, one double central heating radiator and fitted wall light points.

Rear Sitting Room 3.85m x 3.93m (12'7" x 12'11")

having Upvc double glazed window to rear elevation, feature chimney breast with full height storage cupboard with pitched pine doors and one central heating radiator.

Kitchen 6.61m x 2.4m (21'8" x 7'11")

having a good range of white fronted base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink and draining unit, gas cooker point, Upvc double glazed window to side elevation and sliding door leading through to:

Rear Utility Area

having plumbing for washing machine, one central heating radiator, half obscure glazed door to side elevation and sliding door leading through to:

Guest Cloak Room

having vanity wash basin, low level wc, half tiling complement to walls and obscure Upvc double glazed window to rear elevation.

On The First Floor

Large Landing

having stain glazed skylight, access to loft, fitted smoke alarm, dado rail and one central heating radiator.

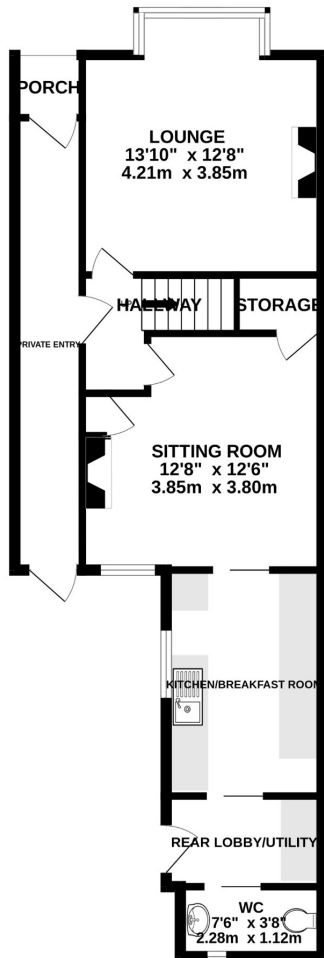
Master Bedroom 4.94m x 3.5m (16'2" x 11'6")

having twin Upvc double glazed windows to front elevation, one central heating radiator, ornate cast iron fireplace, dado rail, fitted picture rail and useful overstairs walk-in wardrobe/store with shelving and hanging.

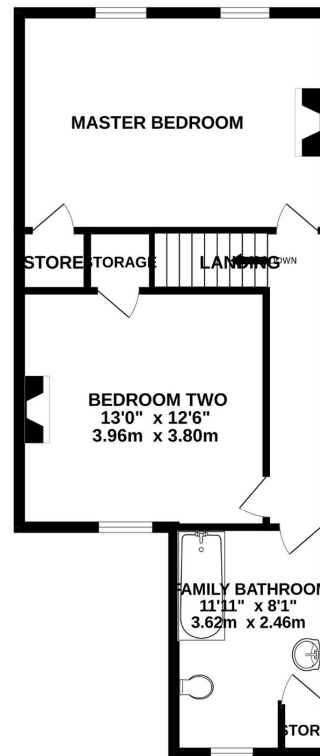
Bedroom Two 3.95m x 3.95m (13'0" x 13'0")

having Upvc double glazed window to rear elevation, ornate cast iron original fireplace, one double central heating radiator and walk-in wardrobe/store with shelving and hanging.

GROUND FLOOR
609 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 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.
Made with Metropix 62025

Family Bathroom 3.65m x 2.5m (12'0" x 8'2")

having modern white suite comprising panelled bath with fitted electric shower over together with glass screen, low level wc, pedestal wash basin, one double central heating radiator, half tiling complement to walls, obscure Upvc double glazed window to rear elevation and large full height storage cupboard housing fitted Ideal condensing combi gas fired central heating boiler.

Outside

To the front of the property is a small fore garden with a private entry subsequently leading to the rear. To the rear is a good sized block paved patio beyond which lies a pleasant private enclosed garden screened by fencing and walls, the garden being mainly laid to lawn and a shed is erected at the far extent of the garden.

Services

All mains services are believed to be connected to the property

Measurement

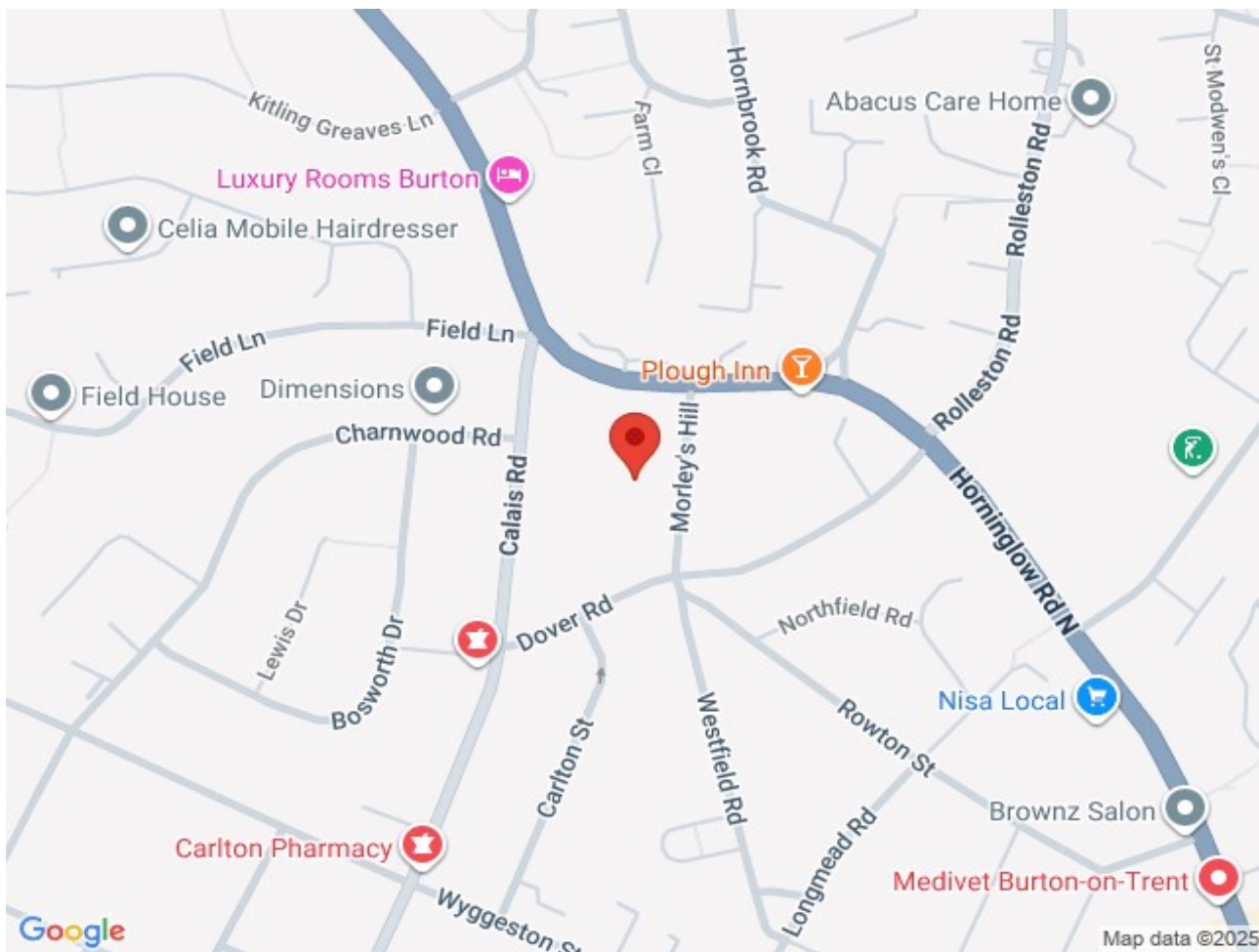
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(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		