



Oak Street, Burton-on-Trent



£130,000

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Key Features

- Traditional Terraced Home
- Well Presented Throughout
- Two Good Sized Reception Rooms
- Large Fitted Kitchen
- Two Double Bedrooms & Box Room
- Pleasant Rear Garden With Two Substantial Stores/Workshop
- EPC rating E
- Freehold





Situated in a popular residential area this palisaded Victorian terraced home is well presented throughout and worthy of an internal inspection in order to appreciate the accommodation on offer. In brief the accommodation comprises: - front sitting room, rear sitting room, good sized fitted kitchen and on the first floor a landing leads to two good sized bedrooms and bathroom with box room off. To the front of the home is a palisaded fore garden and to the rear is a pleasant garden which features two substantial workshops/sheds (both having electric supply) together with a lawned garden.

Accommodation In Detail

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

Front Sitting Room 3.62m x 3.34m (11'11" x 11'0")

having Upvc double glazed window to front elevation, stepped moulded plaster coving to ceiling, centre ceiling rose and feature chimney breast with fitted cast iron stove surmounted on a raised tiled hearth with meter cupboard to side.

Inner Lobby

having useful understairs store.

Rear Reception Room 3.61m x 3.64m (11'10" x 11'11")

having Upvc double glazed window to rear elevation, feature mahogany effect fireplace with tiled backplate and hearth together with inset Living Flame gas fire, electric night storage heater and doorway giving access to first floor staircase.

Large Re-Fitted Kitchen 4.4m x 1.98m (14'5" x 6'6")

having vaulted and beamed ceiling, range of dark oak base and wall mounted units with complementary tiled work surfaces, polycarbonate sink and draining unit with mixer tap, Upvc double glazed windows to rear and side elevations, half obscure double glazed door to side and fitted electric night storage heater.



On The First Floor

Landing

having electric storage heater, coving to ceiling and smoke alarm.

Bedroom One 3.61m x 3.35m (11'10" x 11'0")

having Upvc double glazed window to front elevation, feature ornate cast iron fireplace with electric night storage heater and useful oversize storage cupboard.

Bedroom Two 2.68m x 3.65m (8'10" x 12'0")

having feature ornate cast iron fireplace, Upvc double glazed window to rear elevation and coving to ceiling.

Large Bathroom 2.75m x 2m (9'0" x 6'7")

having powder pink suite comprising panelled bath, pedestal wash basin, low level wc, electric night storage heater, half tiling complement to walls and obscure Upvc double glazed window to side elevation.

Box Room 1.47m x 2.02m (4'10" x 6'7")

having fitted main multi point gas fired boiler serving domestic hot water and Upvc double glazed window to rear elevation.

Outside

To the front of the property is a palisaded garden which is laid to flagged patio. To the rear is a blue brick yard which in turn leads to a patio area and mainly lawned garden beyond. There are two substantial outbuildings.

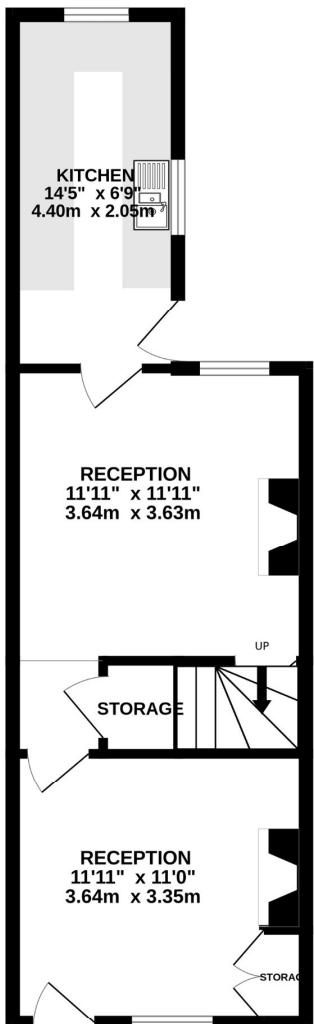
Shed One 3m x 2.65m (9'10" x 8'8")

having Upvc double glazed windows to rear and side elevations, electric light and power.

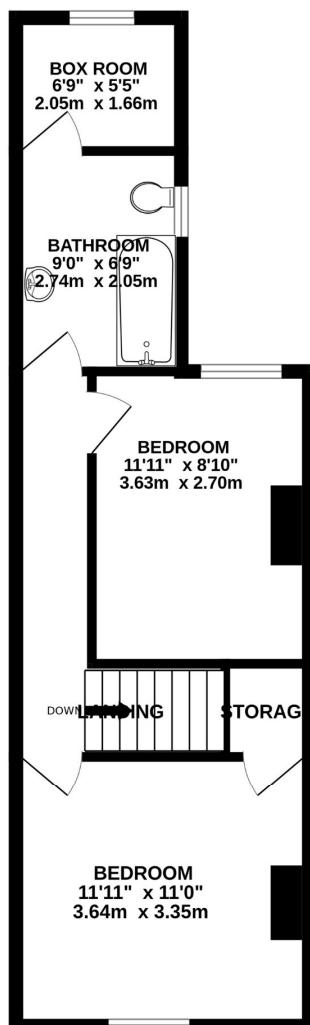
Shed Two 3m x 4m (9'10" x 13'1")

having Upvc double glazed window, Upvc door, electric light and power.

GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



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



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

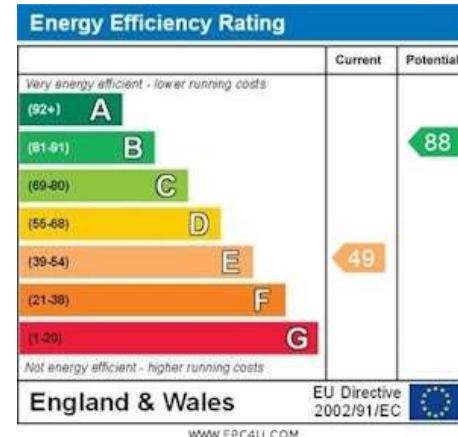
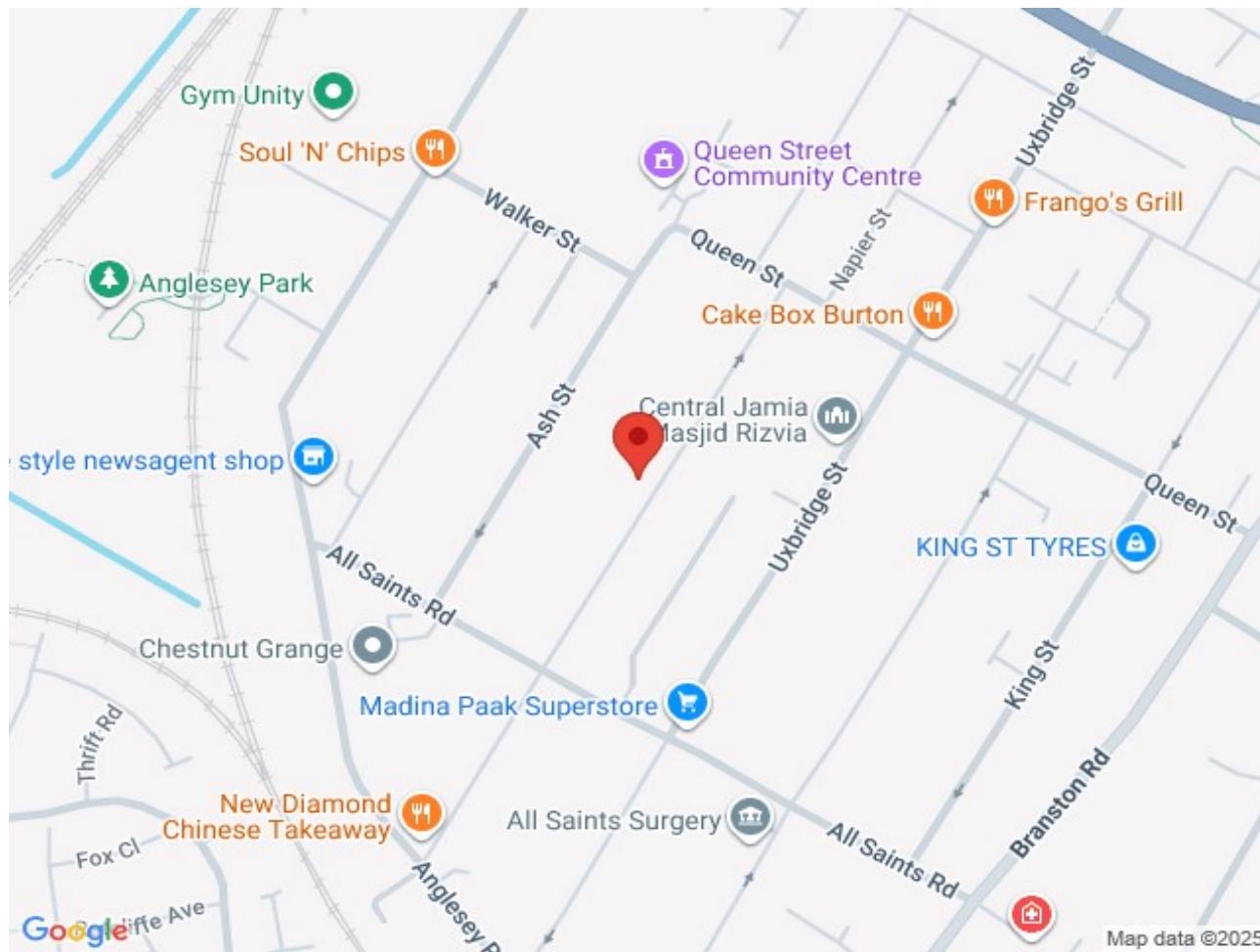
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

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.

TOTAL FLOOR AREA : 811 sq.ft. (75.3 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 indicative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed have not been tested and no guarantee as to their operability or efficiency can be given.

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 **NEWTONFALLOWELL**

01283 564657

burton@newtonfallowell.co.uk