



101 Ferrers Avenue, Tutbury, Burton Upon Trent, DE13 9JJ

£180,000

This finely presented terraced property features two spacious bedrooms, a modern shower room, an elegant reception room with garden views, a delightful conservatory, a summerhouse, and convenient parking, all set in a prime location with excellent transport links and local amenities.



Sales: 01283 777100
Lettings: 01332 511000

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Summary Description

A finely presented terraced property boasting two well-sized bedrooms, a lounge/diner and a shower room. Ideally located with public transport links and local amenities at its doorstep, it presents a unique blend of comfort and convenience. The property also benefits from historical features, offering an intriguing prospect for keen-eyed buyers.

Both bedrooms offer generous space, with the main being a double bedroom. They are further enhanced with built-in wardrobes, with the main bedroom benefiting from plenty of natural light. The bathroom is a model of modernity, featuring a three-piece white suite and a walk-in shower.

The reception room is a sight to behold with its elegant wood floors and garden view, further complemented by a new patio door. This space also provides access to a delightful conservatory, adding an extra dimension to the property.

One of the standout features of this property is the summerhouse with power. This serves as an extra room that could be utilised as an office or a retreat. To top it off, it is currently being used as a bar, perfect for unwinding after a long day.

The property also offers parking to the front and an extra space to the side. It has been carefully updated by the current owners and is considered an ideal property for first-time buyers, downsizing or couples.

In summary, this property offers a unique blend of modern living within a historical setting. Its unique features and prime location make it a highly sought-after property.

Entrance Hallway

With a uPVC door and doors and openings off to;

Kitchen

7'9" x 9'8" (2.37m x 2.96m)



With an Upvc double window to the front aspect, the kitchen features a range of matching base and eye-level storage cupboards and drawers with a roll-top work surface and complementary tiling surrounding, sink and drainer with mixer tap, space for further freestanding appliances, plumbing for a washing machine or dishwasher, radiator and combi-boiler.

Lounge

12'7" x 13'6" (3.85m x 4.12m)



With an uPVC double-glazed patio door and window to the conservatory, wooden flooring, central heating radiator, and stairs to the first floor landing.

Conservatory

10'4" x 9'4" (3.17m x 2.85m)



Having an uPVC double-glazed French door to the rear garden, wooden flooring, radiator and upgraded full roof fitted.

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Bedroom One

12'8" x 10'4" (3.88m x 3.15m)



With two uPVC double glazed windows to the rear aspect, central heating radiator, and built-in wardrobes.

Bedroom Two

9'0" x 6'8" (2.76m x 2.04m)

Having an uPVC double glazed window to the front aspect, central heating radiator and useful over-stairs storage cupboard.

Shower Room

5'5" x 6'0" (1.67m x 1.84m)



Having a uPVC double-glazed frosted glass window to the front aspect, featuring a white three-piece shower room suite, comprising of low level WC, pedestal wash hand basin with mixer tap, walk-in shower cubicle, with double shower unit, glass screen, shower over and complementary tiling to both floor and wall coverings and heated chrome rail.

Garden



To the rear elevation is a low-maintenance garden throughout with artificial grass and patio area. There is a summerhouse with power to the rear of the garden providing an extra space for a quiet retreat or an office area. Timber fence panels and concrete posts enclose the boundary.

Front



Having block paving providing off-road parking and a further space is provided to the side of the properties.

Material Information

Verified Material Information

Council tax band: A

Council tax annual charge: £1449.17 a year (£145.00 a month)

Tenure: Freehold



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Property type: House

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Allocated and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lateral living

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

Buying to Let?

Guide achievable rent price: £750 to £775 pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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101 Ferrers Avenue

Approximate Gross Internal Area
657 sq ft - 61 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		61	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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