



Wetmore Road, Burton-on-Trent

 3  1  2

Freehold

Guide price £100,000



## Key Features

- Traditional Terrace Home
- In Need of Upgrading & Modernisation
- Ideal Investment
- immediate Vacant Possession
- Three Bedrooms Plus First Floor Bathroom
- Off Road Parking & Carport



\*\*\* Traditional Home With Great Potential \*\*\* Situated on the ever popular Wetmore Road this three bedroomed home offers great potential and features accommodation which in brief comprises: - entrance hall, front sitting room, rear sitting room, kitchen, on the first floor a landing leads to three bedrooms and bathroom. Outside to the rear is an outside wc and store, beyond which lies a small garden and driveway/carport.

### Accommodation In Detail

Upvc leaded and stained glazed entrance door leading to :

#### Entrance Hall

with sliding door to

#### Front Sitting Room

3.53m x 2.44m (11.6ft x 8ft)

with double glazed sash window to front elevation, feature chimney breast , electric storage heater

#### Inner Lobby

with useful under stair storage cupboard

#### Rear Sitting Room

3.66m x 3.57m (12ft x 11.7ft)

with feature fireplace with matching hearth and fitted electric fire, built in storage cupboard, fitted wall light points, Upvc double glazed Tilt & Turn window to rear

#### Kitchen

2.45m x 2.1m (8ft x 6.9ft)

with stainless steel sink and draining unit, Upvc double glazed door and window, fitted smoke alarm

#### On the first floor

#### Landing

leading to

#### Front Bedroom One

4.13m x 3.55m (13.5ft x 11.6ft)

with double glazed sash window to front elevation, fitted night storage heater

#### Bedroom Two

4.13m x 3.61m (13.5ft x 11.8ft)

with Upvc double glazed Tilt & Turn window to rear elevation, fitted night storage heater, vanity wash hand basin, over stairs store giving access to loft space

#### Passageway to

#### Bedroom Three

2.38m x 2.48m (7.8ft x 8.1ft)

with Upvc double glazed Tilt & Turn window to rear elevation, airing cupboard with lagged hot water cylinder

#### Bathroom

with suite comprising, panel bath with shower attachment over and low level w.c, obscure Upvc double glazed window to side

#### Outside

To the rear of the property is an outside w.c, and brick store, Beyond this is a small garden and driveway with carport

#### Services

All mains are believed to be connected.

#### Measurement

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

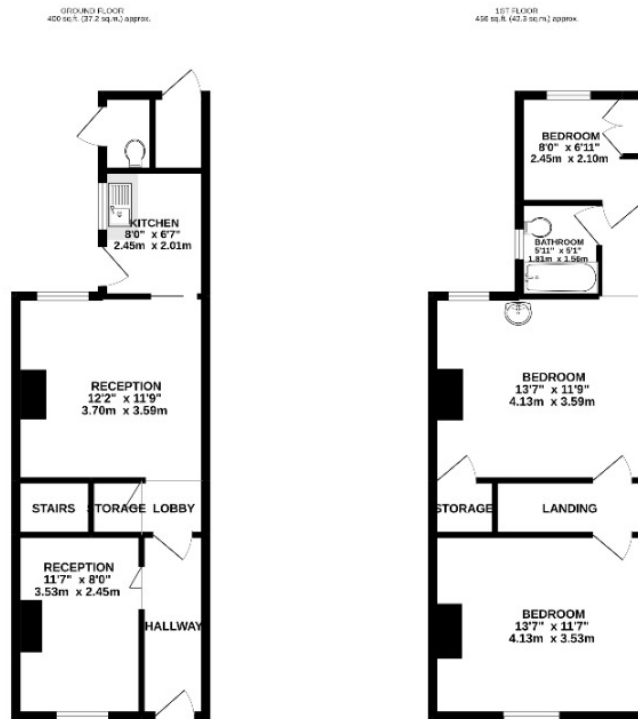
#### Tenure

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.

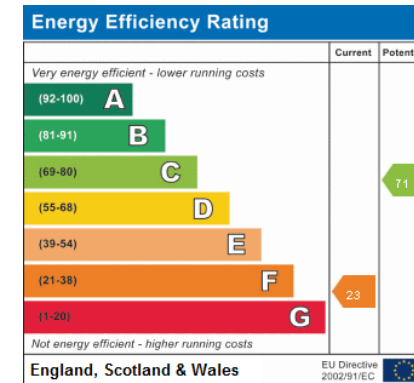
#### Note

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.

# Floorplan



TOTAL FLOOR AREA: 856 sq ft (79.5 sq m) approx.  
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Address:  
173 (A) ...



Newton Fallowell Burton on Trent

01283 564657  
burton@newtonfallowell.co.uk