



Forest Road, Burton-on-Trent



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£135,000



## Key Features

- Traditional Terraced Home
- Two Bedrooms
- Highly Regarded Residential Location
- Immediate Vacant Possession
- Driveway Providing Off Road Parking To Rear
- In Need Of Some Degree Of Up-Grading & Improvement
- EPC rating TBC
- Freehold





Situated in this most popular residential area this traditional terraced home offers great potential for a discerning purchaser. In brief the accommodation comprises: - bay windowed front sitting room, inner lobby, rear sitting room, fitted kitchen and on the first floor a landing leads to two good sized bedrooms and bathroom. To the front is a small fore garden and to the rear is a substantial mainly lawend garden with a driveway providing off road parking to the rear.

### Accommodation In Detail

Upvc entrance door leading to:

### Front Sitting Room

having feature fireplace with marble backplate and hearth, Upvc double glazed bay window to front elevation, one central heating radiator, stepped moulded coving to ceiling, centre ceiling rose and fitted meter cupboard.

### Inner Lobby

having useful understairs storage cupboard.

### Rear Sitting Room 3.6m x 3.6m (11'10" x 11'10")

having Upvc double glazed window to rear elevation, one double central heating radiator, feature fireplace with marble backplate and hearth and staircase rising to first floor.

### Kitchen 4.02m x 2.04m (13'2" x 6'8")

having Upvc double glazed windows to rear and side elevations, half obscure double glazed door to side, range of fitted base and eye level units with complementary working surfaces, stainless steel sink and draining unit, four ring electric hob with oven under and extractor over and one central heating radiator.

### On The First Floor

### Landing

having access to loft, one central heating radiator and fitted smoke alarm.

### Bedroom One 3.6m x 3.32m (11'10" x 10'11")

having Upvc double glazed window to front elevation, useful overstairs storage cupboard and one central heating radiator.

### Bedroom Two 3.6m x 2.66m (11'10" x 8'8")

having Upvc double glazed window to rear elevation and one double central heating radiator.

### Bathroom 2.76m x 2.08m (9'1" x 6'10")

having white suite comprising panelled bath, pedestal wash basin, low level wc, extensive tiling complement to walls, wall mounted Vaillant condensing combi gas fired central heating boiler, obscure Upvc double glazed window to rear elevation and one central heating radiator.

### 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

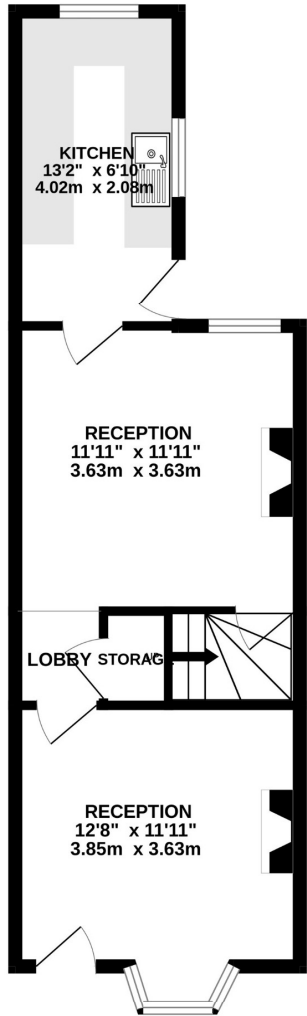
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

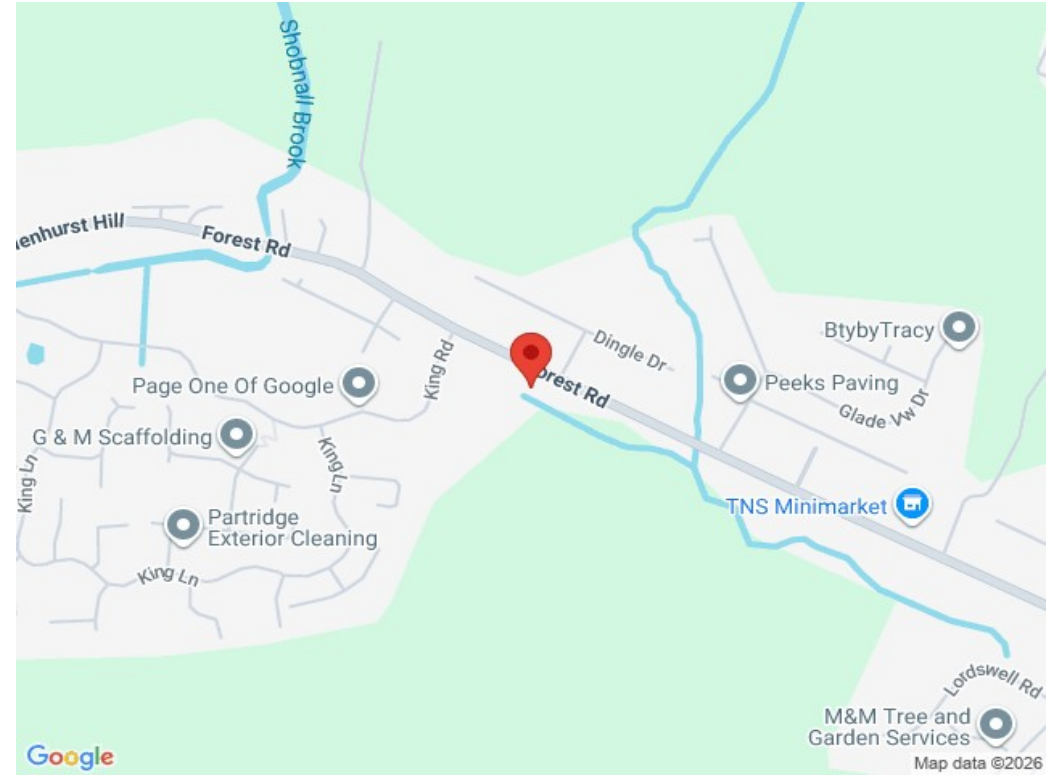
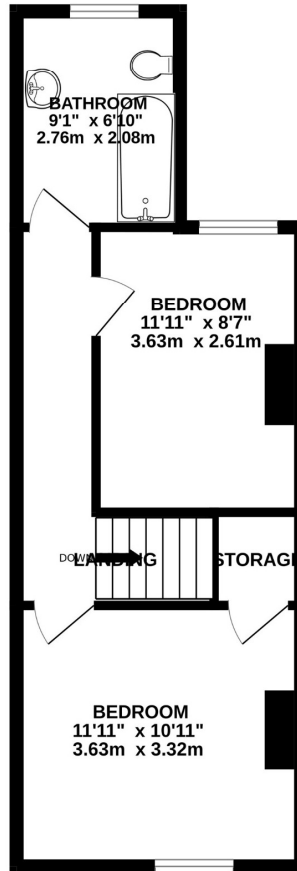
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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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