



Belvedere Road, Burton-Upon-Trent



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£150,000



Key Features

- Traditional Terraced Home
- Larger Than Average Accommodation
- Immediate Vacant Possession
- Situated Directly Opposite Burton's Queens Hospital
- Excellent Investment Opportunity
- Great Potential
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this substantial Victorian traditional home located in a popular and convenient position directly opposite Burton's Queens Hospital. Whilst in need of some up-grading and refurbishment the property offers great potential and provides accommodation which in brief comprises: - side entrance lobby, bay windowed front sitting room, rear sitting room, kitchen, store/utility and on the first floor a landing leads to a large master bedroom with en-suite shower and store, second bedroom and bathroom. Outside is a small fore garden and to the rear is a substantial garden plot.

Accommodation In Detail

Half obscure Upvc double glazed entrance door leading to:

Entrance Lobby

having ceramic tiling to floor and useful understairs storage cupboard.

Front Sitting Room

having Upvc double glazed walk-in bay window to front elevation, one double central heating radiator and picture rail.

Rear Sitting Room 3.63m x 3.76m (11'11" x 12'4")

having Upvc double glazed window to rear elevation, one double central heating radiator, storage cupboard and staircase rising to first floor.

Kitchen 2.97m x 2.51m (9'8" x 8'2")

having ceramic tiling to floor, Upvc double glazed window to side elevation, half obscure double glazed door to side, one central heating radiator, stainless steel sink and draining unit and basis range of wall units.

Rear Store

having Upvc double glazed window to side elevation, obscure double glazed window to side and ceramic tiling to floor.

On The First Floor

Landing

having fitted smoke alarm.

Master Bedroom Suite

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

En-Suite Shower Room

having shower tray, electric shower, pedestal wash basin, low level wc, obscure Upvc double glazed window to front elevation and one central heating radiator.

Bedroom Two 3.75m x 3.63m (12'4" x 11'11")

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

Bathroom 2.55m x 3.01m (8'5" x 9'11")

having obscure Upvc double glazed window to rear elevation, one double central heating radiator, low level wc, pedestal wash basin, panelled bath with electric shower over and large full height storage cupboard.

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

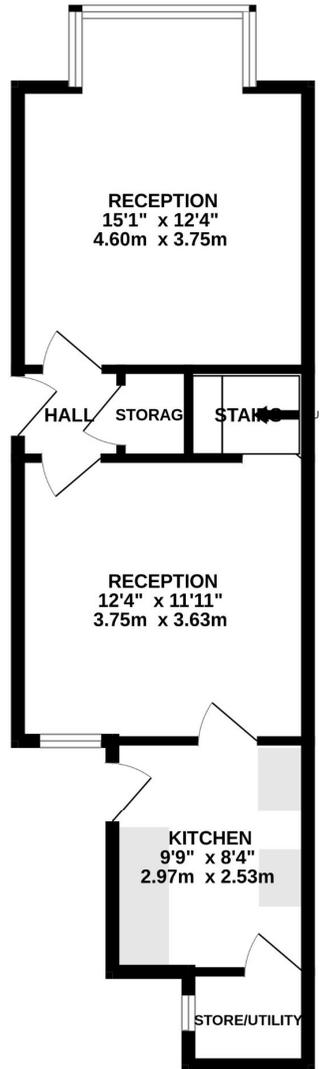
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

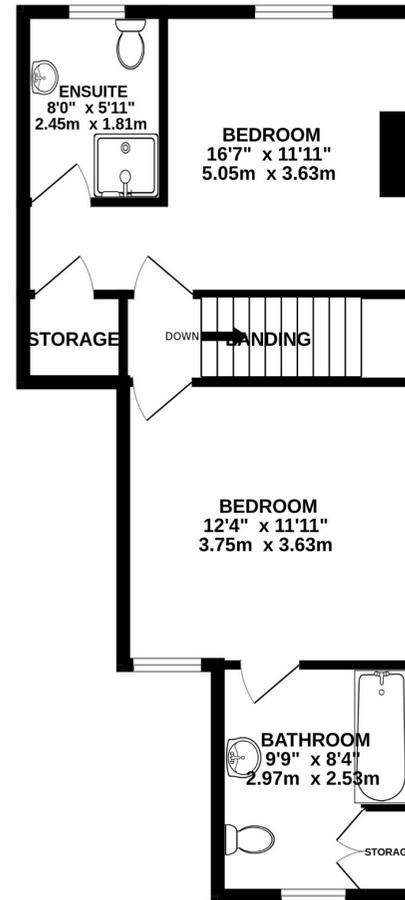
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.

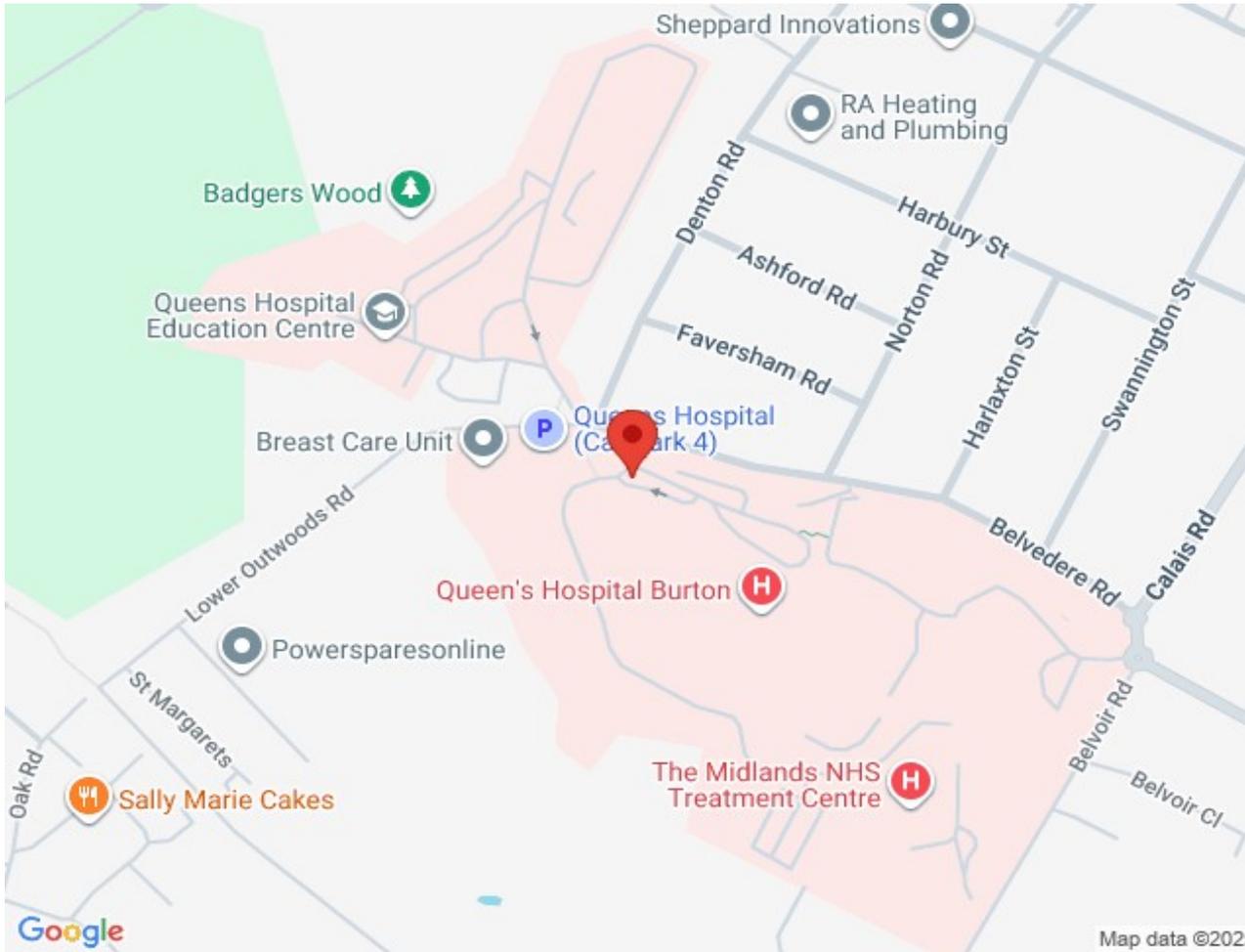


1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			