



All Saints Road, Burton-on-Trent

 2  1  2



Guide price £125,000



## Key Features

- Traditional Bay Windowed Terraced Home
- Popular Residential Location
- Modernised To Good Standard Throughout
- Upvc Double Glazing & Gas Fired Central Heating
- Immediate Vacant Possession
- Two Bedrooms
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this modernised well presented traditional two bedroomed mid terraced home which in brief comprises: - front sitting room, lobby, rear reception room, re-fitted kitchen, guest cloak room and on the first floor a landing leads to two well proportioned bedrooms and modern re-fitted bathroom. Outside to the front is a small fore garden and to the rear is a yard and lawned garden.

### Accommodation In Detaiul

Upvc half obscure double glazed entrance door leading to:

### Front Sitting Room 3.64m x 3.48m extending to 4.07m inti bay

having Upvc double glazed walk-in bay window to front elevation, one central heating radiator, fitted wall mounted electric fire and cupboard housing gas and electric meters.

### Inner Lobby

having useful understairs storage cupboard.

### Rear Sitting Room 3.65m x 3.60m (12'0" x 11'10")

having one central heating radiator, fitted laminate flooring, useful understairs storage cupboard, coving to ceiling and Upvc double glazed French door opening out to the rear garden.

### Kitchen 3.77m x 1.81m (12'5" x 5'11")

having a good range of cream fronted base and eye level units with complementary rolled edged working surfaces, four ring electric hob with oven under and extractor over, stainless steel sink and draining unit, ceramic tiling to floor and Upvc double glazed window to side elevation.

### Guest Cloak

having low level twin flush wc, wall mounted wash basin, one central heating radiator, obscure Upvc double glazed window to rear elevation and fitted extractor vent.

### On The First Floor

### Landing

having low intensity spotlights to ceiling, fitted smoke alarm and one central heating radiator.

### Bedroom One 3.60m x 3.44m (11'10" x 11'4")

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

### Bedroom Two 2.70m x 3.63m (8'11" x 11'11")

having useful overstairs storage cupboard with access to loft, one central heating radiator and Upvc double glazed window to rear elevation.

### Bathroom

having modern white suite comprising panelled bath with thermostatically controlled shower over, pedestal wash basin, low level wc, one central heating radiator, double glazed Velux rooflight and fitted Veissmann condensing combi gas fired central heating boiler.

### Outside

To the front of the property is a small fore garden set behind a fence. To the rear is a yard and mainly lawned garden beyond.

### 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

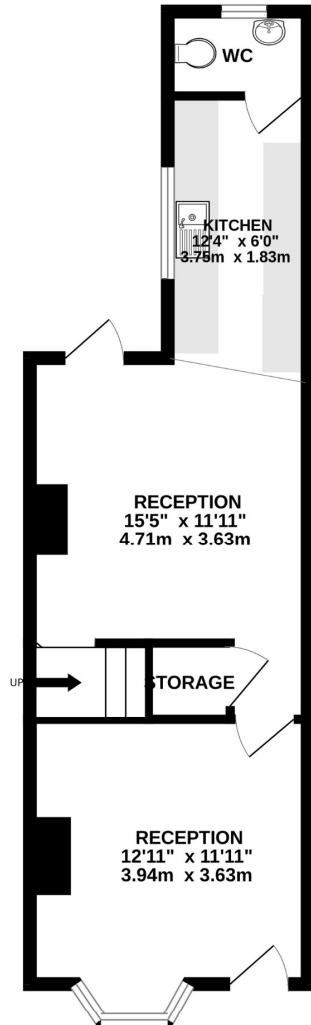
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

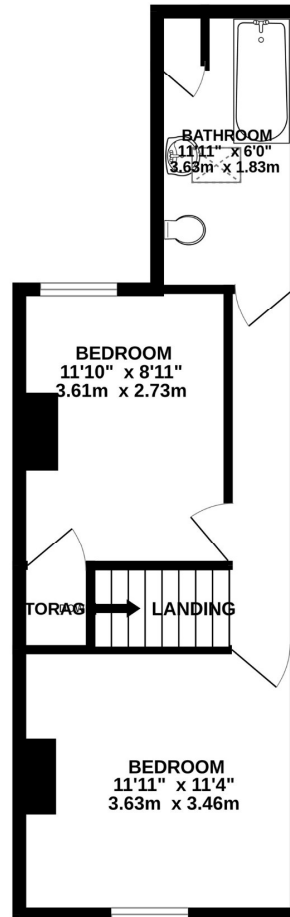
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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. (37.7 sq.m.) approx.

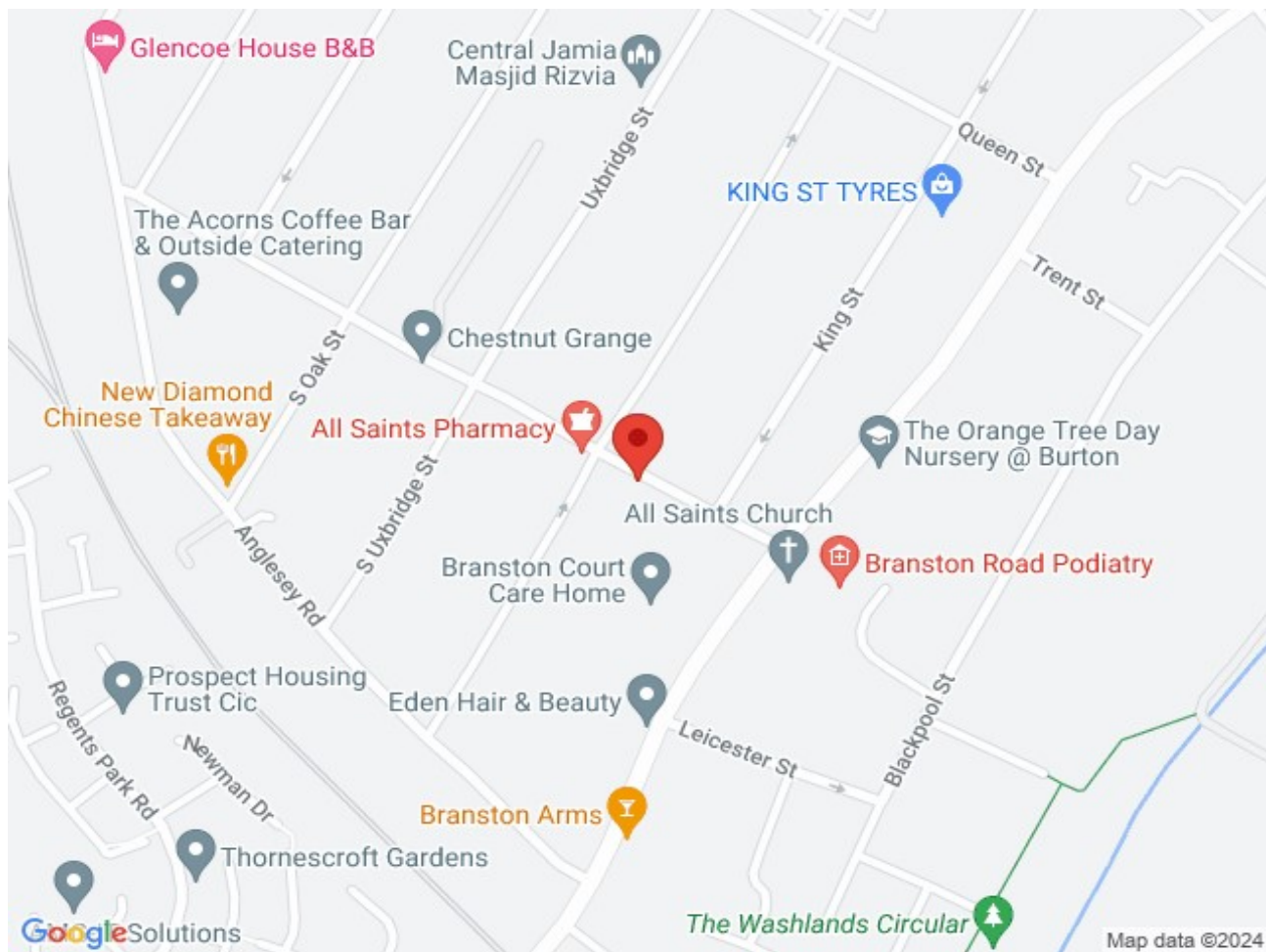


1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:  
21 All Saints Church