



Nelson Street, Winshill,  
Burton-on-Trent



2



1



1

£145,000



## Key Features

- Lovely Character Cottage
- Convenient Yet Secluded Location
- Close To Good Amenities & Facilities
- Well Presented Throughout
- Upvc Double Glazing & Gas Fired Central Heating
- Recently Decorated Throughout
- EPC rating TBC
- Freehold





Situated in this popular and secluded yet convenient location this extremely well presented character two bedroomed cottage is worthy of an internal inspection in order to appreciate the character of this charming home. Internally the centrally heated and double glazed accommodation comprises: - beamed front sitting room with gas log effect stove, lovely re-fitted kitchen with integrated appliances and store off, rear lobby, re-fitted ground floor bathroom and on the first floor a landing leads to two bedrooms. Outside to the front a driveway provides parking for two vehicles, there is a good sized lawned fore garden and to the rear is a lovely private mainly lawned garden together with timber shed.

### Accommodation In Detail

Half obscure double glazed entrance door leading to:

#### Front Sitting Room 3.37m x 3.56m (11'1" x 11'8")

having low intensity spotlights to ceiling, exposed beam to ceiling, gas fed cast iron log burner, meter cupboard to side of chimney breast and one central heating radiator.

#### Kitchen

5.1m x 2.23m reducing to 1.58m having a good range of light grey fronted base and eye level units with complementary rolled edged oak effect working surfaces, integrated fridge, four ring gas hob with extractor over and oven under, low intensity spotlights to ceiling, one central heating radiator, Upvc double glazed windows to side and rear elevations, attractive slate tiled floor, useful understairs storage cupboard and staircase rising to first floor.

#### Rear Lobby

having half Upvc double glazed door to rear elevation and ceramic slate effect tiling to floor.

#### Ground Floor Bathroom

having modern white suite comprising low level wc, pedestal wash basin, panelled bath with thermostatically controlled shower over, full tiling complement around bath area, heated chrome ladder towel radiator, low intensity spotlights to

ceiling, fitted extractor vent and obscure Upvc double glazed window to rear elevation.

### On The First Floor

#### Landing

having exposed beam to ceiling.

#### Bedroom One 3.4m x 3.62m (11'2" x 11'11")

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

#### Bedroom Two 2.74m x 2.13m (9'0" x 7'0")

having Upvc double glazed window to rear elevation, one central heating radiator and exposed beam to ceiling.

### Outside

To the front of the home is a deep mainly lawned fore garden together with a double width driveway providing ample parking. To the rear is a decking area beyond which lies a good sized mainly lawned garden. A shed is also erected.

### 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.



