



Ferrers Ave, Tutbury, Burton-on-Trent



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£190,000



## Key Features

- Three Bedroomed Semi Detached Home
- Popular Residential Location
- In Need Of Up-Grading & Improvement
- Upvc Double Glazing & Gas Fired Central Heating
- Immediate Vacant Possession
- Popular Fringe Of Village Location
- EPC rating D
- Freehold







Newton Fallowell are pleased to be able to offer for sale this three bedroomed semi detached home located on the fringe of Tutbury village. In need of extensive improvement and up-grading works the home is sure to generate interest from parties looking to put their own stamp on a property and improve its value. In brief the accommodation comprises: - entrance hall, large lounge diner, kitchen with lean-to off and on the first floor a landing leads to three good sized double bedrooms and bathroom. Outside are gardens to both front and rear and a shared driveway provides parking.

### Accommodation In Detail

Obscure Upvc double glazed entrance door with glazed lights to either side leading to:

#### Entrance Hall 4.12m x 1.85m (13'6" x 6'1")

having staircase rising to first floor, coving to ceiling, one central heating radiator and useful understairs storage cupboard.

#### Lounge Diner

having a large Upvc double glazed picture window to front elevation, coving to ceiling, one double and one single central heating radiators and sliding double glazed patio doors leading out to the rear garden.

#### Kitchen 3.38m x 2.53m (11'1" x 8'4")

having a range of fitted base and wall mounted units, stainless steel sink and drainer, gas cooker point, one central heating radiator, serving hatch to dining area, fitted Glowworm space saving gas fired central heating boiler, understairs pantry cupboard and glazed window and door opening to the rear elevation.

#### Timber Lean-To 2.55m x 1.46m (8'5" x 4'10")

having plumbing for washing machine, ceramic tiling to floor and glazed door leading out to the rear garden.

### On The First Floor

#### Landing

having access to loft space, fitted smoke alarm and coving to ceiling.

#### Bedroom One 3.42m x 3.46m (11'2" x 11'5")

having Upvc double glazed window to rear elevation, one central heating radiator and good range of fitted wardrobes and drawers.

#### Bedroom Two

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

#### Bedroom Three 2.64m x 3.04m (8'8" x 10'0")

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

### Bathroom

having suite comprising panelled bath, low level wc with concealed cistern, wash basin, airing cupboard incorporating lagged hot water cylinder, obscure Upvc double glazed window to rear elevation and one central heating radiator.

### Outside

To the front of the home is a hard landscaped fore garden, a tarmac shared driveway leads to the side and subsequently to the rear via double timber gates. The rear garden is enclosed by timber fencing and features a large concrete area, beyond which lies an abundance of mature shrubs and trees.

### 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.

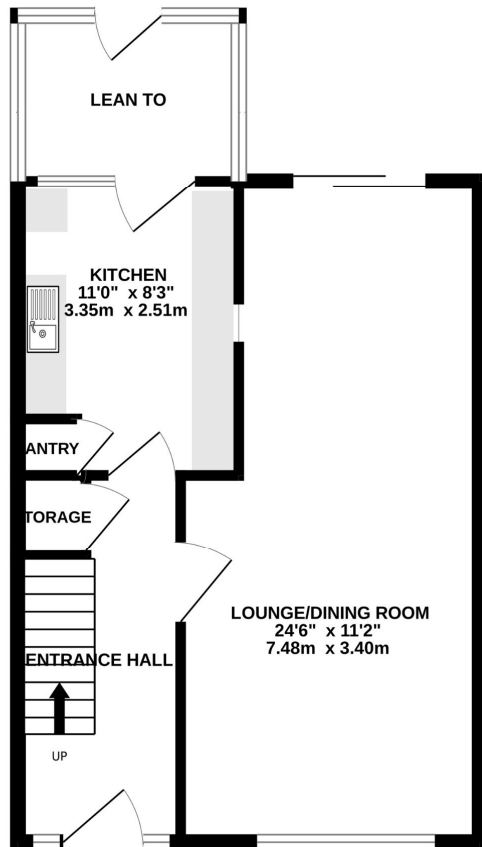
### Tenure

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.

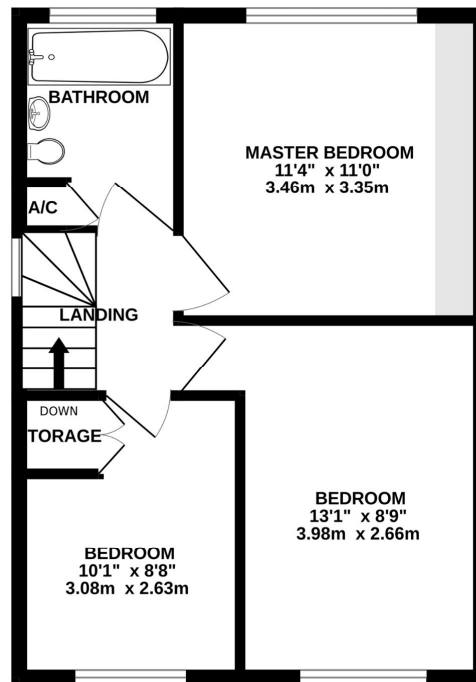
### Note

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

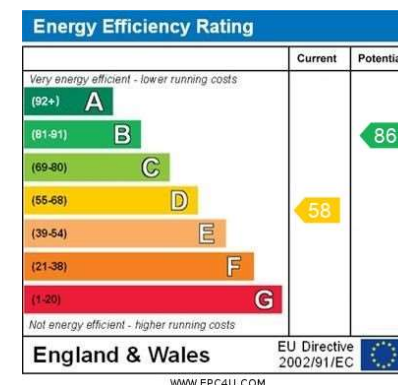
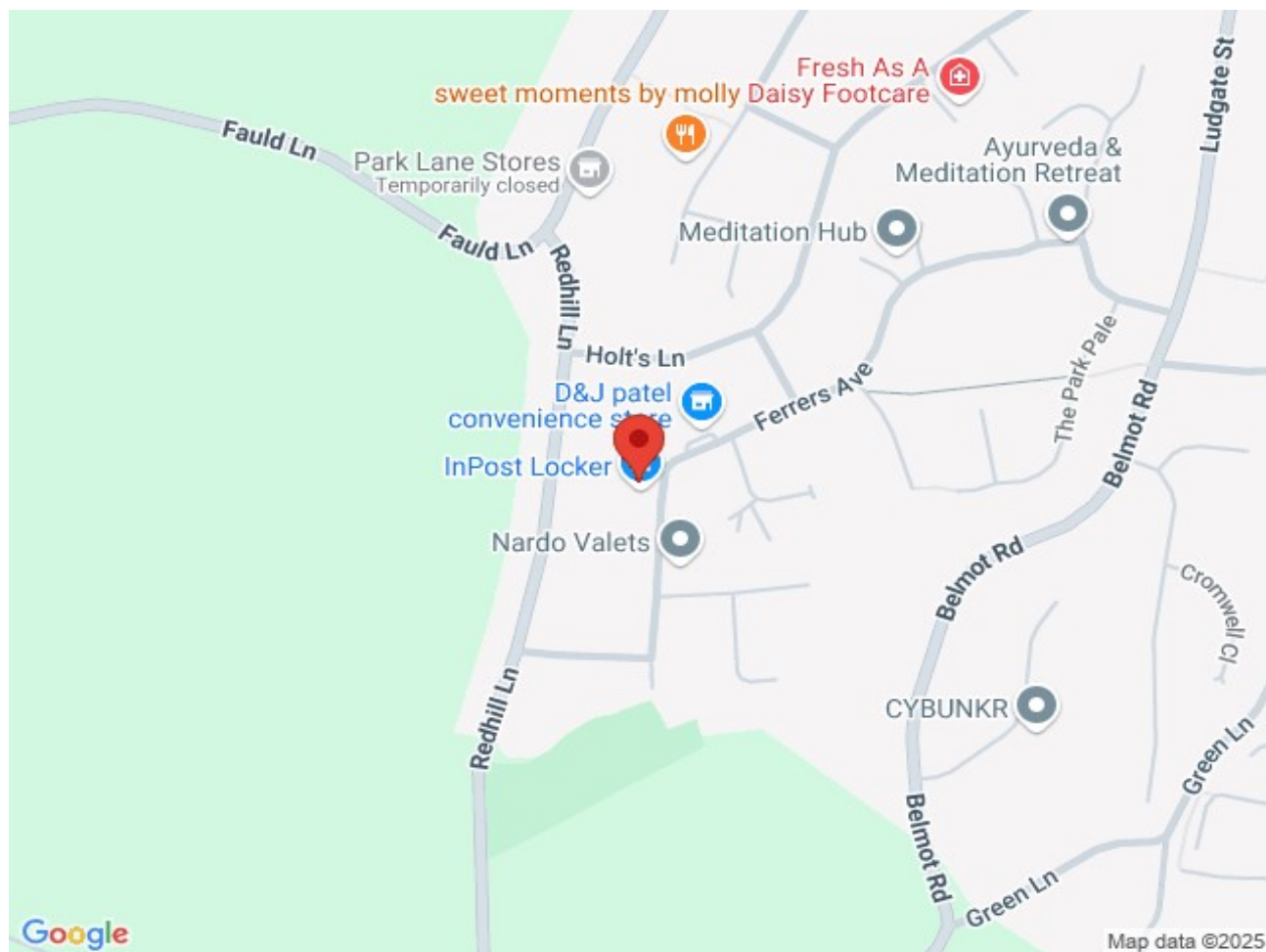


1ST FLOOR



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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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.