



Tutbury Road, Burton-on-Trent



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£135,000



Key Features

- Traditional Terraced Home
- Popular Residential Location
- Well Presented Throughout
- Upvc Ddouble Glazing & Gas Fired Central Heating
- Two Bedrooms
- Currently Let on an Assured Hold Tenancy (producing £7800 per annum)
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented two bedroomed cottage located in a popular and convenient position and benefiting from gas fired central heating and Upvc double glazing. In brief the accommodation comprises: - large open plan lounge/diner, fitted kitchen and on the first floor a landing leads to two bedrooms and bathroom with modern white suite, Outside to the rear is a yard.

Accommodation In Detail

Upvc double glazed entrance door with obscure double glazed visibility light over leading to:

Lounge 3.49m x 6.1m (11'6" x 20'0")

having Upvc double glazed window to front elevation, cupboard with shelving and gas and electric meters, two double central heating radiators, fitted picture rail, feature fireplace with tiled backplate, fitted wall light points, understairs cupboard and staircase rising to first floor.

Kitchen 3.19m x 1.96m (10'6" x 6'5")

having a range of cream fronted base and eye level units with complementary work surfaces, five ring gas hob with oven under, stainless steel sink and drainer, Upvc double glazed window to side elevation, half obscure double glazed door to side and wall mounted Potterton gas fired central heating boiler.

On The First Floor

Landing

having access to loft, low intensity spotlights to ceiling, coving to ceiling and useful overstairs storage cupboard.

Bedroom One 3.49m x 3.34m (11'6" x 11'0")

having Upvc double glazed window to front elevation, one central heating radiator and fitted picture rail.

Bedroom Two 3.16m x 2.03m (10'5" x 6'8")

having range of wall lights, coving to ceiling, one central heating radiator and Upvc double glazed window to rear elevation.

Bathroom

having modern white suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc and fitted extractor vent.

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

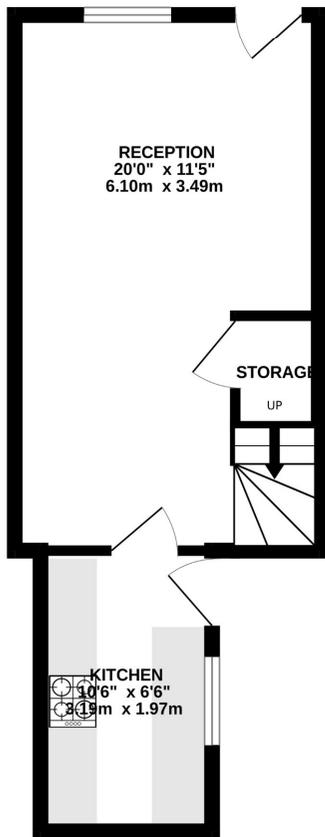
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

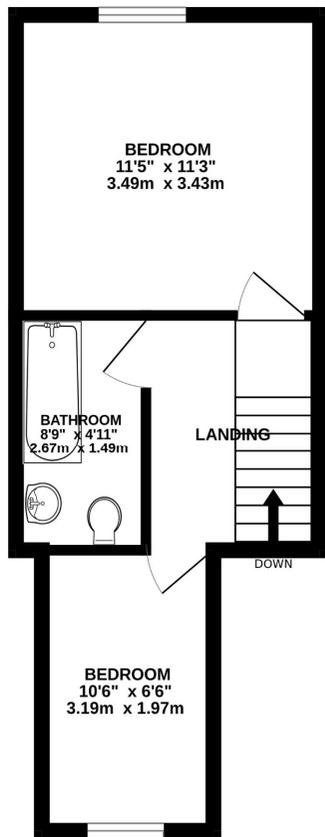
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.1 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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