



- Spacious rooms
- New Fitted kitchen and utility
- Rear garden
- Close to parks and amenities
- Additional photographs to follow
- Attention Investors or first time buyers
- Newly decorated throughout

This two-bedroom mid-terrace home is situated within the busy town of Burton-on-Trent, close to many of the local amenities. There are schools, shops, a supermarket, Doctors practice, parks, restaurants, take-aways and pubs all within a short distance of the front door. On the ground floor there is a lounge, kitchen and utility room. The first floor comprises of 2 bedrooms and a family bathroom with a bath, WC and sink. There is a long garden to the rear which needs clearing. There is gated access. This would suit investors or first-time buyers who wish to add value to the property as some work is required.

Lounge (approx. 3.35m X 3.81m)

Upvc window to the front elevation and Upvc front door, double radiator, and access through to Kitchen.

Kitchen (approx. 3.35m X 3.33m)

Comprising a range of newly fitted wall and base units with work surfaces over, single drainer unit, Upvc double glazed window to the rear elevation, wall mounted gas central heating boiler. Under stair storage cupboard, door leading to rear passageway and utility room, radiator, internal door leading to stairs and the first-floor accommodation.

Rear passageway and Utility Room/WC

Glazed upvc door giving access to the rear garden and utility room. The utility room comprises of UPVC double glazed window, WC, newly fitted floor unit, work bench with sink and drainer and space for washing machine.

First Floor Landing

Access to first floor accommodation and staircase leading down to ground floor accommodation. Access to loft space.

Bedroom One (approx. 3.35m X 3.33m)

Double room comprising of, Upvc double glazed window to the front elevation, built in storage, ceiling light and radiator.

Bedroom Two (approx. 3.35m X 2.82m)

Double room comprising of, Upvc double glazed window, ceiling light and radiator.

Bathroom (approx. 3.81m X 1.80m)

Comprising of a modern suite to include, bath with overhead shower. WC, wash hand basin, Upvc double glazed window.

Externally

Outside to the rear is a long narrow garden in need of some attention and gated shared access to the front of the property.

Flooring

The flooring within the house has yet to be laid. Therefore the buyer may wish to choose their own flooring. The Vendor would also be prepared to negotiate having the flooring laid if this is the preference of any potential buyer.

Viewing:

By appointment only. If you would like to view this property, please call Harrison Thorn Ltd direct.

Fixtures, Fittings and Appliance:

Any fixtures, fittings or appliances mentioned in these details have not been tested and cannot be assumed to be in full efficient working order or included in the sale.

Photographs:

It should not be assumed that items shown in our photographs are included in the sale of the property. Photographs showing vehicle registrations have been altered to disguise the registration details.

Measurements:

Where applicable, we have taken every care to ensure the dimensions for the property are true however, they should be treated as approximations and for general guidance only. If measurements have been shown they represent the widest and longest part in any room including any built-in wardrobe space. It should not be assumed that rooms are quadrilateral in shape.

Money Laundering:

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence.

General:

We have taken care to ensure that the measurements, dimensions, information, photographs and floor plans, where applicable, are an accurate and true representation however, they should be treated as approximations. Potential buyers must satisfy themselves by inspection or otherwise as to the accuracy and any details of the property. Buyers are responsible for ensuring that suggested conversions, extensions or ways to add value to a property through development comply with building regulations and the necessary planning permission will or has been granted. No one within this estate agency has the authority to make or provide any warranty in respect of the property.

Price: £105000

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