

Ferrers Avenue

Tutbury, Burton-on-Trent, DE13 9JR



Ferrers Avenue

Tutbury, Burton-on-Trent, DE13 9JR

£225,000

JOHN GERMAN are DELIGHTED to present this three bedroom DETACHED property situated on FERRERS AVENUE in TUTBURY.

Situated in the historic village of Tutbury, famous for its castle, together with a charming High Street with a range of shops, boutique stores, and places to eat. The neighbouring village of Hatton has a train station and offers excellent transport links provided by the A38 and A50.

The downstairs accommodation consists of a generously sized lounge dinner with ample space for seating and dining. At the rear there is practical access into the conservatory through a French sliding door.

The kitchen has wooden cabinets that wrap around three walls with an integrated oven, extractor fan, sink and space for appliances such as a washing machine and fridge freezer.

Finishing off the downstairs accommodation there is a useful downstairs cloakroom with WC and wash basin.

To the first floor there are three good sized bedrooms with a family bathroom situated next to the master bedroom which comprises bath shower, WC and wash basin.

Outside to the rear, the garden is partly laid to lawn with a brick-built garage on the right-hand side. To the front there is a paved driveway which provides ample space for parking and leads to a gated car port.

To view this property, please contact John German Burton office.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.eaststaffsbc.gov.uk

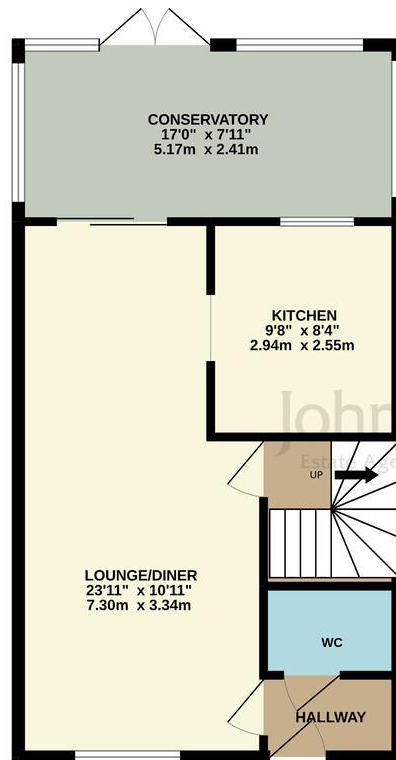
Our Ref: JGA/04102022

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

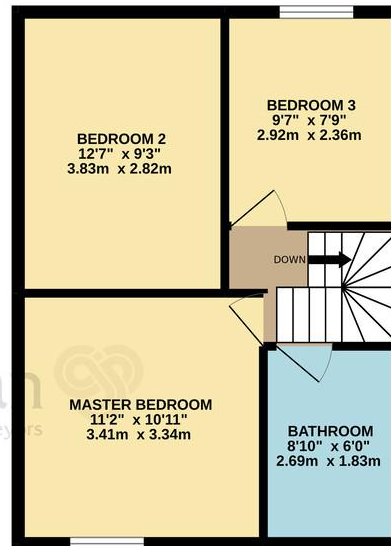




GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

Agents' Notes

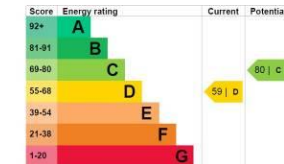
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

129 New Street, Burton-on-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

