

# Queens Rise

Tutbury, Burton-on-Trent, DE13 9LA



A lovely village home offering a fantastic first-time buyer or property to downsize to, well presented throughout, ready to move into with a smart fitted kitchen and good sized living/dining room, two generously sized bedrooms, bathroom, drive, garden and additional parking space.

£174,500

John German

Situated in the sought-after village of Tutbury, famous for its castle together with the charming High Street with a range of boutique stores, places to eat and popular pubs to choose from. This lovely house offers the perfect opportunity to get onto the property ladder or ideal for somebody looking for a property that's easy to maintain. Just a short walk away from the village centre with the popular primary school close by.

Set behind a driveway providing parking space with the front garden, there is a storm porch with a useful storage cupboard to side and door opening into the entrance hallway where there are doors leading off to the kitchen and living/dining room.

The kitchen is well appointed with a range of base and eye level units in cream with integrated double oven, hob and extractor together with an integrated fridge freezer, sink and drainer unit, cupboard housing gas central heating boiler and window framing views to front.

To the rear of the property, there is a light and spacious living/dining room with fire surround providing the focal point, window and door opening out to the rear garden and door to stairs to first floor.

On the landing there are doors leading off to two bedrooms and bathroom.

The master bedroom is generously proportioned with fitted storage and wardrobes and two windows framing views across the rear garden and beyond.

Bedroom two is well proportioned with built in storage cupboard over the stairwell and window framing views across the close to front.

The bathroom comprises bath, pedestal wash hand basin and low level WC.

To the rear, the garden has a paved terrace, ideal for outside dining, shaped lawns and a further paved area at the bottom of the garden where there is a timber shed and side entrance via gate. The property is also sold with the benefit of an additional parking space in the residents car park at the end of the close. The house is available with no upward chain with viewing strictly by appointment.

**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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/20032023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band A







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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John German  
129 New Street, Burton-On-Trent, Staffordshire, DE14  
3QW

01283 512244  
burton@johngerman.co.uk

#### Agents' Notes

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#### 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.

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