

# Tutbury Road

Burton-on-Trent, Staffordshire, DE13 0NU

John   
German



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£130,000

**This character filled two bedroom end terrace home is well located and is only a few minutes' walk to local schools, parks, pubs and shops making it an ideal property for a first time buyer or investor.**

As you enter the property you are welcomed by a spacious living room with a UPVC window to the front and feature beams to the ceiling.

Off the lounge the kitchen which has a range of base and eye level units, work surfaces, sink and drainer unit, fitted appliances and a door to the stairs with a storage area.

To the rear of the property is the bathroom fitted with a WC, wash hand basin and a bath with shower over,

The two bedrooms are located on the first floor, the master bedroom is a fantastic size and overlooks the front elevation and the second bedroom would make a great children's bedroom or home office.

Outside, to the rear is a garden with a patio area and small lawn.

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)

Our Ref: JGA/120623

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





## 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.

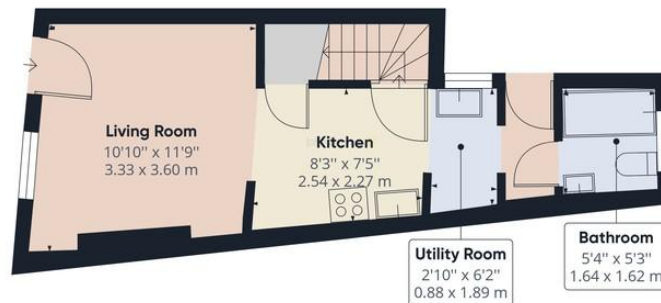
## Referral Fees

**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.

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Ground Floor



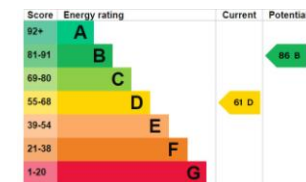
Floor 1

Approximate total area<sup>(1)</sup>  
466.63 ft<sup>2</sup>  
43.35 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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