

High Street

Tutbury, Burton-on-Trent, DE13 9LS



This two-bedroom terraced home is set in the idyllic and sought after village of Tutbury. It is ideally located within walking distance to some fantastic pubs and eateries, local shops, parks and the beautiful Tutbury Castle. This home would benefit from a renovation and would suit a multitude of buyers including first time buyers and investors.

£150,000

John German 

As you enter the property you are greeted by a lounge with a fireplace at the focal point, a front facing window and doors off to the stairs and kitchen

The kitchen/dining room is a good size with a window to the rear and a door to an inner hallway.

The bathroom is located at the rear of the ground floor and comes complete with a shower over the bath, WC and a wash hand basin.

The first-floor landing gives access to the two bedrooms.

Outside, to the rear is a good-sized garden.

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

Our Ref: JGA/120623

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



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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