

Fishpond Lane

Tutbury, Burton-on-Trent, DE13 9NB



This extremely well presented 2 bedroom terrace is jam packed full of features and is sure to be popular with first time buyers, small families and investors. The property is extremely well located and walking distance to the quaint high street, local schools and has solid transport links.

£230,000

John German 

The first thing you will notice is the great kerb appeal, the property is located up a few steps which gives it real presence on the street and has some wonderful character features.

As you enter into the entrance hallway the separate lounge/diner is on the right hand side of the property. This beautiful light filled space benefits from trendy décor, feature fire place and high ceilings. This room is the perfect spot for entertaining with family and friends.

The large separate kitchen is at the rear of the home and gives direct access to the mature gardens. The kitchen itself has fantastic storage options including an extra large pantry and banks of cupboards. There is also a good amount of work space and quality appliances. There is even a bonus utility room.

The kitchen gives access to the lovely lush back garden, This ultra functional space has different zones making it the ideal garden to entertain with friends and the children to play. There is also a large shed at the rear of the garden for more storage. The entertaining space is at the front of the garden and is a perfect tranquil spot for a morning coffee.

When you climb the staircase you will come to the sparkling renovated bathroom which comprises of large walk in shower, modern vanity and WC.

The light filled second bedroom is a good size and has built in storage for added functionality and overlooks the lovely rear gardens. The master bedroom is very spacious and is located at the front of the home. This room has a lovely bright and airy feel to it because of the large window. This tranquil space is the perfect spot to retire to after a long day.

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: JGA10072023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



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

01283 512244
burton@johngerman.co.uk

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.

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