

Queens Rise

Tutbury, Burton-on-Trent, DE13 9LA

John 
German



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£170,000

This well presented 2 bedroom terraced property will make the ideal first home or investment property. The property is jam packed full of features including off street parking for multiple vehicles and low maintenance rear gardens. The home is well located in a cul-de-sac in the beautiful village of Tutbury, close to the local high street, castle and local parks. NO UPWARD CHAIN.

As you pull up to the property you will notice the driveway for 2 cars. The property also comes with a 3rd space in a communal car park at the end of the cul-de-sac.

As you enter through the front door you first come to the kitchen on the right-hand side, the kitchen comes with good storage options, in built appliances and workspace. The living/dining space is through a doorway, this spacious room overlooks the rear gardens and is a comfortable size.

The rear gardens are a low maintenance and come complete with a paved patio, lawn area, garden beds and storage shed.

The sleeping accommodation and bathroom are located on the first floor. The master bedroom is a great size and is lovely and bright due to having 2 big windows. The secondary bedroom would make an ideal children's room.

The bathroom comes complete with WC, sink and bath with a shower.

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: JGA15092023

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







Agents' Notes

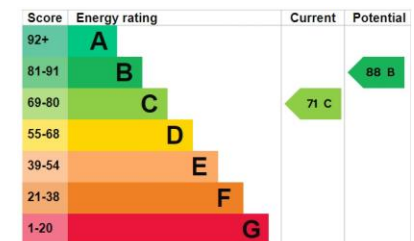
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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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