

Church Street, Tutbury

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Offers in excess of
£170,000



This property at a glance:



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Watch the video



Church Street, Tutbury



Sam says:

Situated in the quiet village of Tutbury, this two double bedroom home is offered for sale with no upward chain and is a fantastic opportunity for a first time buyer! Having two double bedrooms and two reception rooms, this home is a must see!

When entering the home, there is a spacious living room to the front which leads through into a hallway with a storage cupboard and the rear dining room which has potential to be made bigger and opened up. The long galley kitchen is to the rear of the home which has space and plumbing for a washing machine, a hob and oven as well as a door out into the garden. Upstairs, there are two double bedrooms with a large master bedroom and the second bedroom has a storage space over the stairs. The bathroom is fitted with a three piece suite comprising of a bath with an overhead shower, toilet and sink.



Church Street, Tutbury



Did you spot...

This two double bedroom home is offered for sale with no upward chain



A message from the seller:

Why You'll Love This Home - This is a fantastic home for sale with no upward chain in the beautiful village of Tutbury!





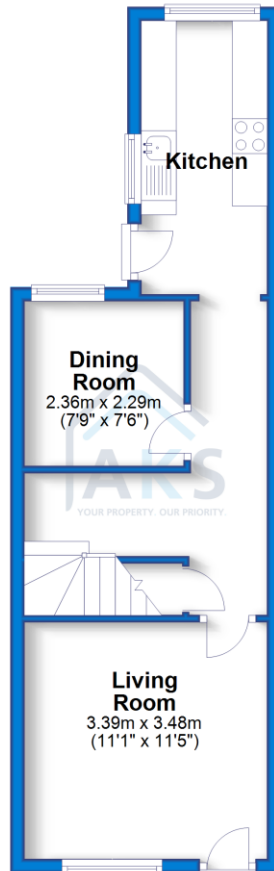
Floor Plan



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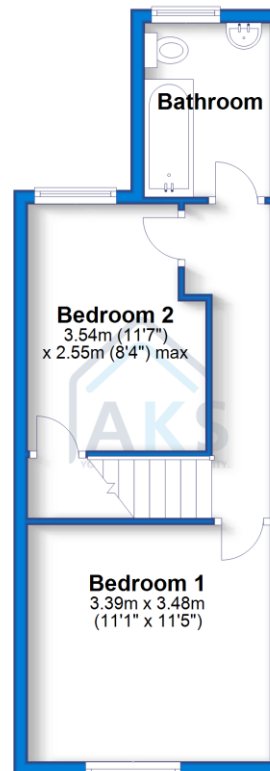
Ground Floor

Approx. 35.0 sq. metres (376.7 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



Total area: approx. 67.4 sq. metres (725.8 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			90
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



200+ 5 star Google Reviews



Key Features:

- IDEAL HOME FOR A FIRST TIME BUYER OR INVESTOR
- VILLAGE LOCATION
- NO UPWARD CHAIN
- COUNTRYSIDE WALKS NEARBY
- EPC RATING C



About the area:

Tutbury is a lovely quaint village in Staffordshire which is surrounded by farmland. There are several pubs and restaurants which include The Dog & Partridge as well as other local independent shops. As well as this, there is the historic Tutbury Castle which you can visit and walk around as well as plenty of walks around the fields and river. The neighbouring villages of Hatton and Hilton have all the amenities including shops, hairdressers, a choice of pubs and major road links including the A38 and A50.



Schools:

Richard Wakefield Primary School is located within the village and there are several Secondary Schools in nearby Burton Upon Trent.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call
01332 30 30 30

[Click here](#) to watch the property video

