

Tutbury Road

Burton-on-Trent, DE13 0NU



This spacious two bedroom character property is ready for new owners to put their finishing touches on and create a wonderful home. Features include a new roof and new front door, detached garage and spacious rooms throughout. Located close to Burton town centre, pubs and eateries with fantastic transport routes.

£130,000



John German

Open the front door into the open plan living/dining area, this was once two rooms but has been opened up and features exposed beams, high ceilings and feature fireplace.

Through a doorway you enter the kitchen which benefits from both overhead and under counter cupboards, modern worktops and a selection of built in appliances including electric oven, gas hob and extractor.

The access to the rear garden is from the kitchen, the garden is very generous and features lawns, gravel garden bed and a mature tree. The detached garage is accessed via the lane to the rear.

The first floor consists of two bedrooms and family bathroom.

The bathroom currently features a bath, WC and sink but does require modernisation.

The master bedroom is very spacious and has been freshly plastered. It benefits from a large window which provides great natural light. The second bedroom would easily hold a double bed.

The property benefits from a new roof and new front door.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage:

See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band:

East Staffordshire Borough Council / Tax Band A

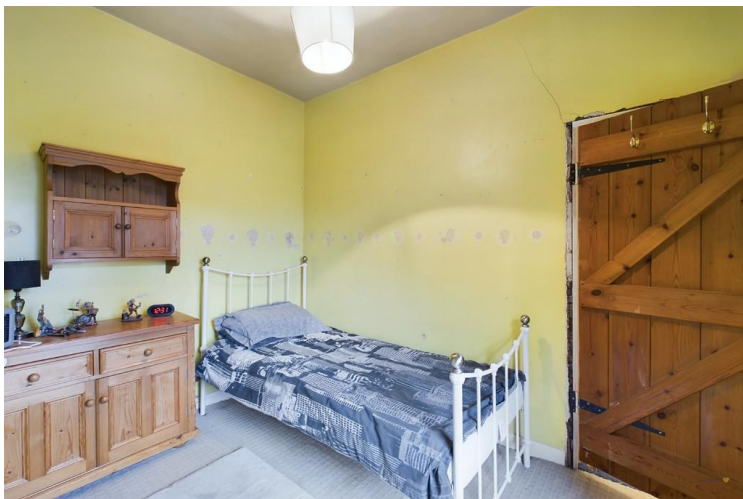
Useful Websites: www.eaststaffsbc.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/14022024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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