



Lansdowne Terrace,
Burton-On-Trent, Staffordshire, DE14 2RH

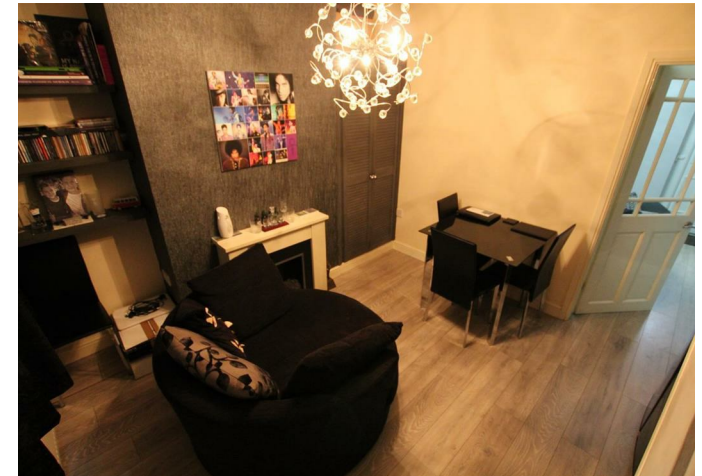
NEWTONFALLOWELL 

**Lansdowne Terrace,
Burton-On-Trent, Staffordshire, DE14 2RH
Offers In Excess Of £110,000**

*** Beautifully Presented First Purchase *** Newton Fallowell are pleased to be able to offer for sale this extremely well presented spacious two bedroomed terraced cottage residence located in a popular and very convenient position close to amenities and facilities. Presented to a high specification throughout the home in brief comprises: - bay windowed front sitting room, separate rear sitting room, fully fitted kitchen, on the first floor a landing leads to two good sized bedroom and bathroom with four piece suite. Outside to the front is a hard landscaped fore garden and to the rear is an easy to manage mainly hard landscaped garden. Quite simply a superb First Time Purchase or Investor Buy.

Accommodation In Detail

Upvc entrance door with obscure double glazed fan light over leading to



Front Sitting Room

12' x 10' plus 2' into bay (3.66m x 3.05m plus 0.61m into bay)

having Upvc double glazed walk-in bay window to front elevation, feature fireplace with ornate cast iron inset with tiled reliefs, coving to ceiling, quality fitted laminate flooring, fitted meter cupboard and doorway opening through into

Rear Sitting Room

10'6" x 10'10" (3.20m x 3.30m)

having Upvc double glazed window to rear elevation, feature fireplace, open plan staircase rising to first floor, one central heating radiator, quality fitted laminate flooring, coving to ceiling, fitted smoke alarm and built-in double storage area.

Fitted Kitchen

9'6" x 6'6" (2.90m x 1.98m)

having an extensive range of fitted base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink and draining unit with swan neck mixer taps over, fitted stainless steel extractor canopy with fitted gas hob and electric oven under, plumbing for automatic washing machine, Upvc double glazed window to side elevation and cupboard housing gas fired central heating boiler.

On The First Floor

Landing

leading to

Bedroom One

11'11" x 10' (3.63m x 3.05m)

having Upvc double glazed window to front elevation, ornate cast iron fireplace, one central heating radiator and coving to ceiling.

Bedroom Two

9'6" x 6'6" (2.90m x 1.98m)

having Upvc double glazed window to rear elevation and one central heating radiator.

Bathroom

having four piece suite comprising pedestal wash hand basin, low level wc, jet spa bath, shower enclosure with fitted electric shower, one central heating radiator, extensive tiling to walls, Upvc double glazed window to rear elevation, one central heating radiator and low intensity spotlights to ceiling.

Outside

To the front of the property is a deep hard landscaped fore garden and to the rear is a pleasant garden with extensive decking.

Services

All mains are believed to be connected.

Measurement

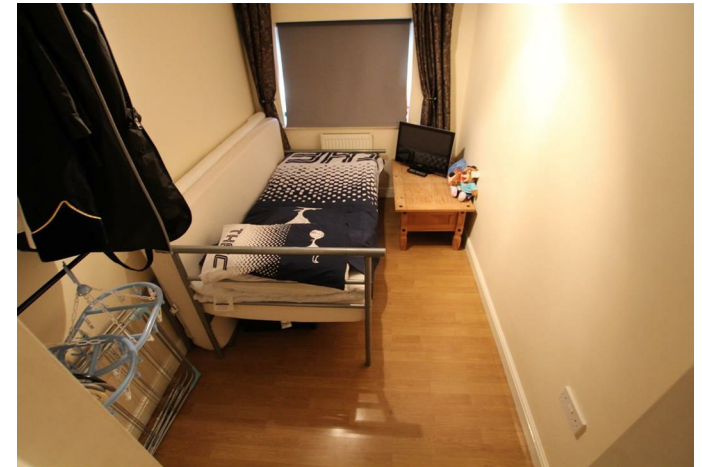
Note - the approximate room sizes are quoted in imperial. The metric equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

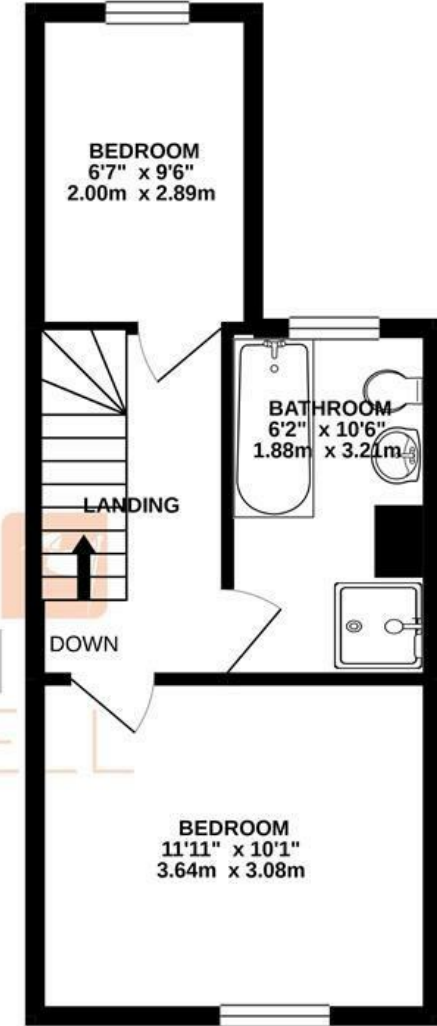
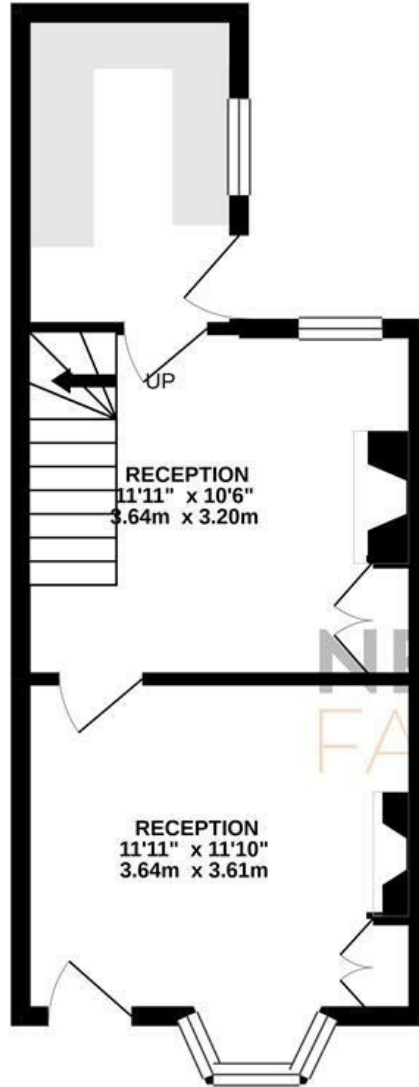
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.

1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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6 LANSDOWNE TERRACE

TOTAL FLOOR AREA : 609 sq.ft. (56.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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