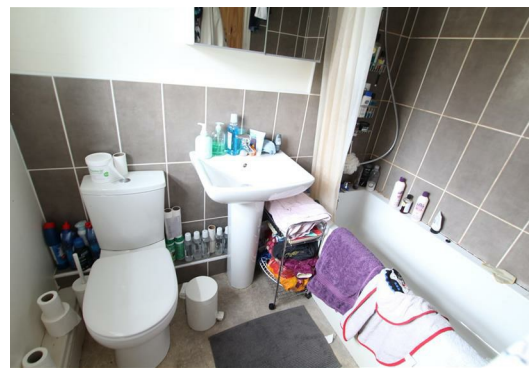




Grange Street,

Burton-On-Trent, Staffordshire, DE14 2ET

£99,950



***** IDEAL INVESTOR OPPORTUNITY ***** Newton Fallowell are pleased to bring this well proportioned mid terrace property situated close to town centre and all local amenities. The property offers in brief:- reception room through to kitchen and family bathroom. First floor offers three well proportioned bedrooms. Outside to the rear is a extensive garden with lawn and patio area.

Accommodation In Detail

Entrance Hall

having staircase rising to first floor.

Reception Room

12'9" x 13'1" (3.89m x 3.99m)

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

Kitchen

10'5" x 10'7" (3.18m x 3.23m)

having understairs storage cupboard, door leading out to rear garden, Upvc double glazed window to rear elevation, range of base and wall mounted units, gas fired central heating boiler, stainless steel sink and drainer, plumbing for automatic washing machine, integrated oven, hob and extractor.

Ground Floor Bathroom

having obscure Upvc double glazed window to rear elevation, three piece suite comprising panelled bath, low level wc, pedestal wash hand basin and one central heating radiator.

On The First Floor

Landing

leading to

Master Bedroom

11'9" x 10'3" (3.58m x 3.12m)

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

Bedroom Two

12'8" x 8'9" (3.86m x 2.67m)

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

Bedroom Three

10'7" x 8'1" (3.23m x 2.46m)

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

Outside



To the rear is an extensive garden with patio and lawned area.

Directional Note

From the Burton upon Trent town centre proceed along Union Street and turn right into New Street which then becomes Moor Street. At the traffic island turn right and travel over the railway bridge and proceed straight ahead at the subsequent island and bear right at the remaining island turning into Grange Street. The property will be identified by our 'For Sale' board.

Services

All mains are believed to be connected.

Measurement

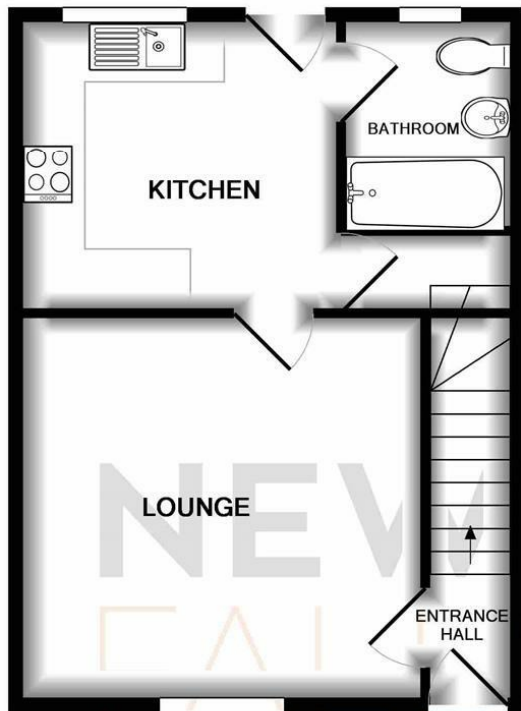
Note - the approximate room sizes are quoted in imperial. The metric equivalent is included in brackets.

Tenure

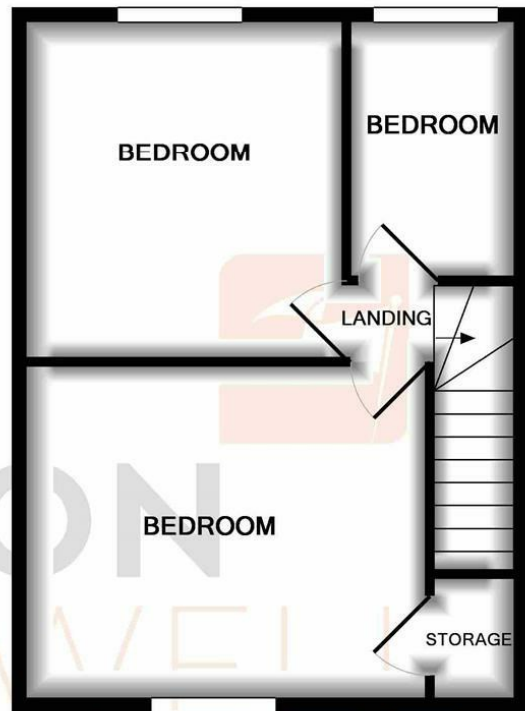
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

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

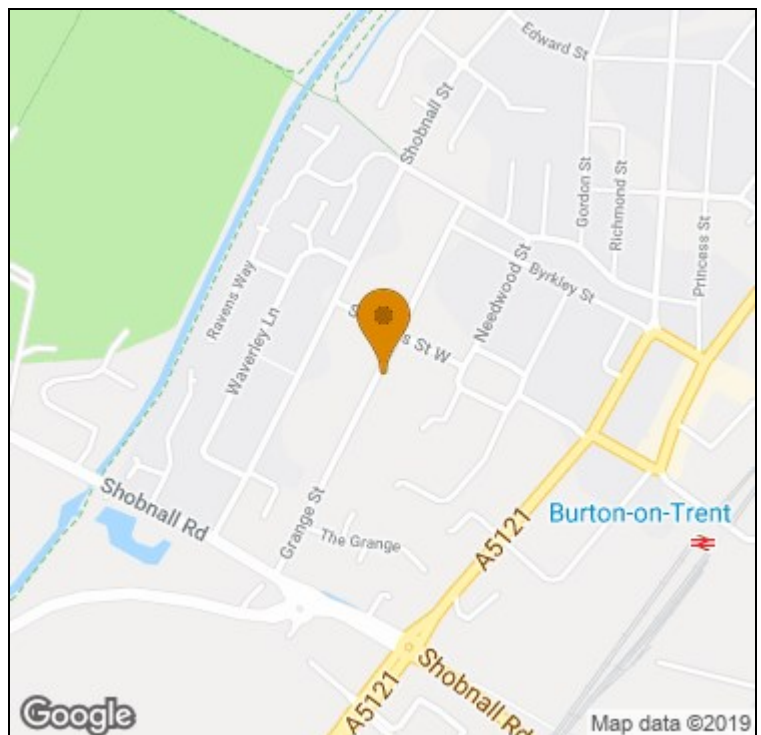


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(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		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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