





**** TRADITIONAL TWO BEDROOM END OF TERRACE**
**** GARDEN/POTENTIAL PARKING AT REAR ****
IDEAL FIRST TIME BUY OR BUY TO LET
INVESTMENT **

Situated within walking distance to the town centre, stands this two bedroom Victorian end of terrace property. Offered for sale no with no chain and vacant possession, in need of some modernisation and refurbishment. The property offers spacious reception rooms and a garden/parking space to the rear. In brief, the property comprises lounge, dining room, kitchen, landing, two bedrooms and family bathroom. To the rear of the property is a private patio with outbuildings and entry leading to the rear garden/parking.

The property is conveniently located close to the Town Centre and within walking distance to local amenities such as shops, schools and leisure centre.

Easy access to A50 which links all major road networks. Viewings are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.



Dining Room

With a UPVC double glazed window to the front elevation, central heating radiator, timber front entry door leading into, the focal point of the room being the gas fireplace with a timber Adam style surround and tiled hearth, glass panel door lead to:

Lounge

With a UPVC double glazed window to the rear elevation, the focal point of the room being the gas fireplace and composite surround, useful under stairs storage cupboard, further internal door leading to the staircase, opening leads to:

Kitchen

With a UPVC double glazed rear entry door, UPVC double glazed window to the rear elevation, matching base and eye level storage cupboards and drawers with drop edge preparation work surfaces, stainless sink and drainer, space for freestanding appliances, and white goods and quarry tile flooring.

Landing

With access into loft space via loft hatch, smoke alarm, door entries lead to:

Master Bedroom

With a UPVC double glazed window to the rear elevation, central heating radiator, a range of fitted wardrobes with hanging rails, and shelving door leading to:



Bathroom

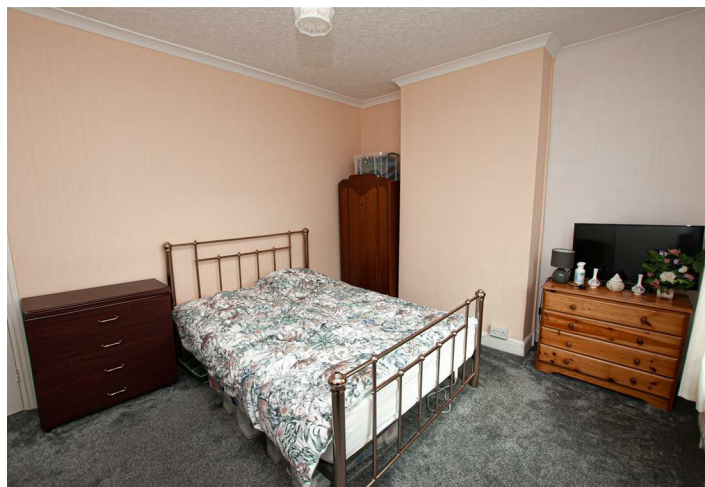
With a UPVC double glazed window to the rear elevation, featuring a three-piece bathroom suite, comprising of low-level WC with continental flush, pedestal wash basin, panelled bath unit with electric shower over, tiling to wall coverings, central heating radiator, cupboard housing the Worcester Bosch central heating gas boiler

Bedroom Two

With a UPVC double glazed window to the front elevation, central heating radiator.

Outside







At the rear of the property is a paved courtyard area with original outbuildings for storage. Accessed via a secure wrought iron gate and across the shared access is the garden. The rear garden is mainly laid to lawn throughout with timber fence panels to the right side boundary and metal spokes embark a rough boundary to the left side.





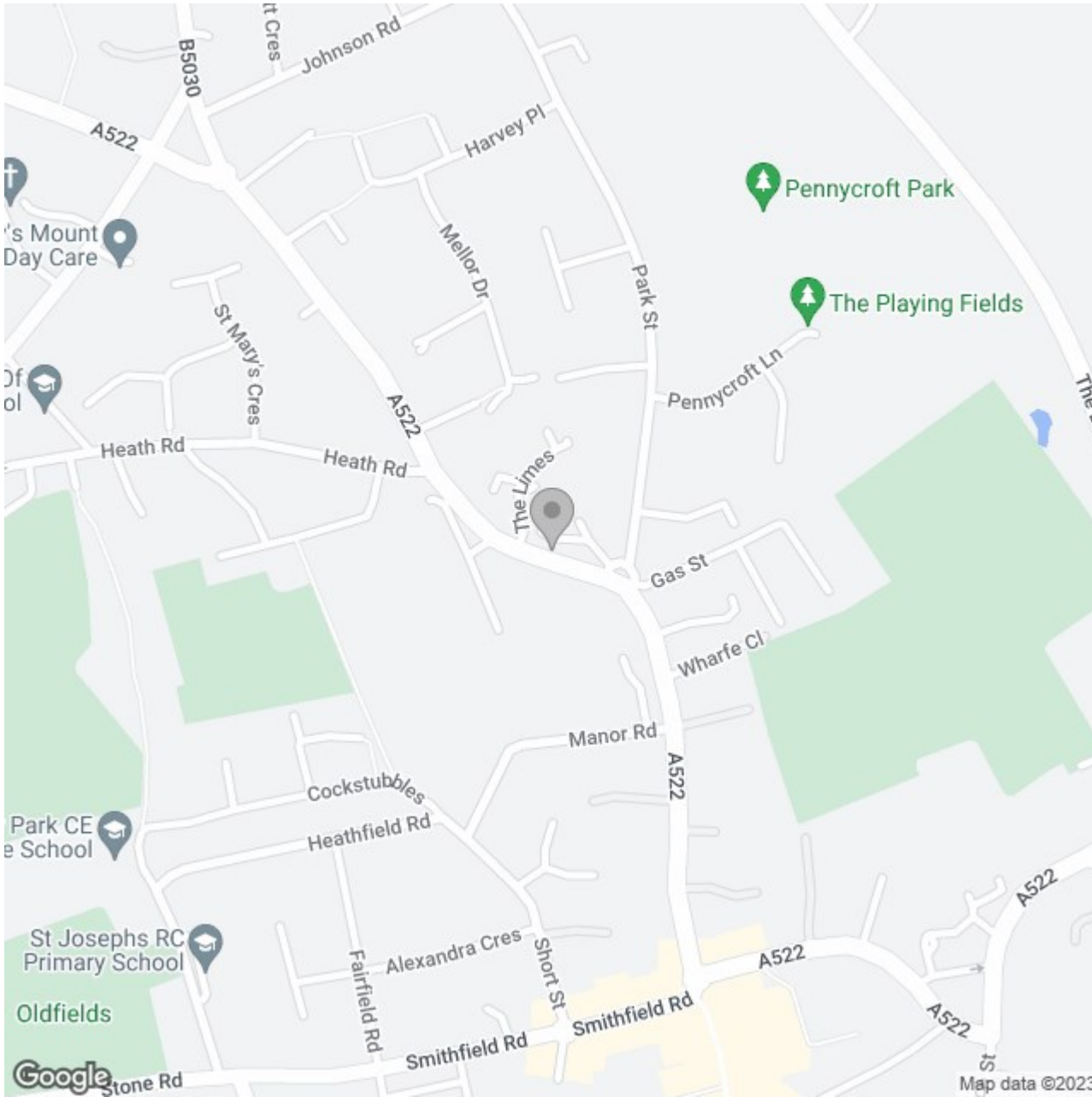
Ground Floor



First Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	