ABODE
SALES & LETTINGS

Fishpond Lane, Tutbury, DE13 9NB

Asking Price £230,000

https://www.abodemidlands.co.uk

****OFFERED FOR SALE WITH NO UPWARDS CHAIN****

ABODE are delighted to offer for sale this beautifully presented and deceptively spacious two-bedroom mid-terrace home, situated on Fishpond Lane in the popular village of Tutbury. The property has been tastefully improved throughout, blending characterful features with contemporary finishes, and benefits from a rear garden.

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Accommodation

Internally, the accommodation is entered via a welcoming hallway with stairs rising to the first floor. To the front is a bright and inviting living area, enhanced by a bay window, fitted cabinetry and shelving, and a feature log-burning stove set within the chimney breast. This opens through to a generous dining area, creating an excellent open-plan space for both everyday living and entertaining.

To the rear, the stylish fitted kitchen offers a comprehensive range of modern dark-coloured wall and base units, contrasting work surfaces, inset sink and drainer, integrated oven and hob with extractor hood above, along with space for further appliances. Windows provide plenty of natural light and overlook the rear garden.

The first-floor landing gives access to two well-proportioned bedrooms and the family bathroom. The principal bedroom is an excellent double room with ample space for freestanding furniture, whilst the second bedroom is also a comfortable size and would make an ideal guest room, nursery or home office. Completing the accommodation is a smartly appointed bathroom, fitted with a white three-piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, complemented by attractive tiled walls and patterned flooring.

Externally, the property is set behind a low brick wall and wrought-iron gate, with a traditional covered entrance porch. To the rear is an enclosed, tiered garden featuring a decked seating area, lawn, planted borders and timber garden storage — ideal for relaxing or dining outdoors.

AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.

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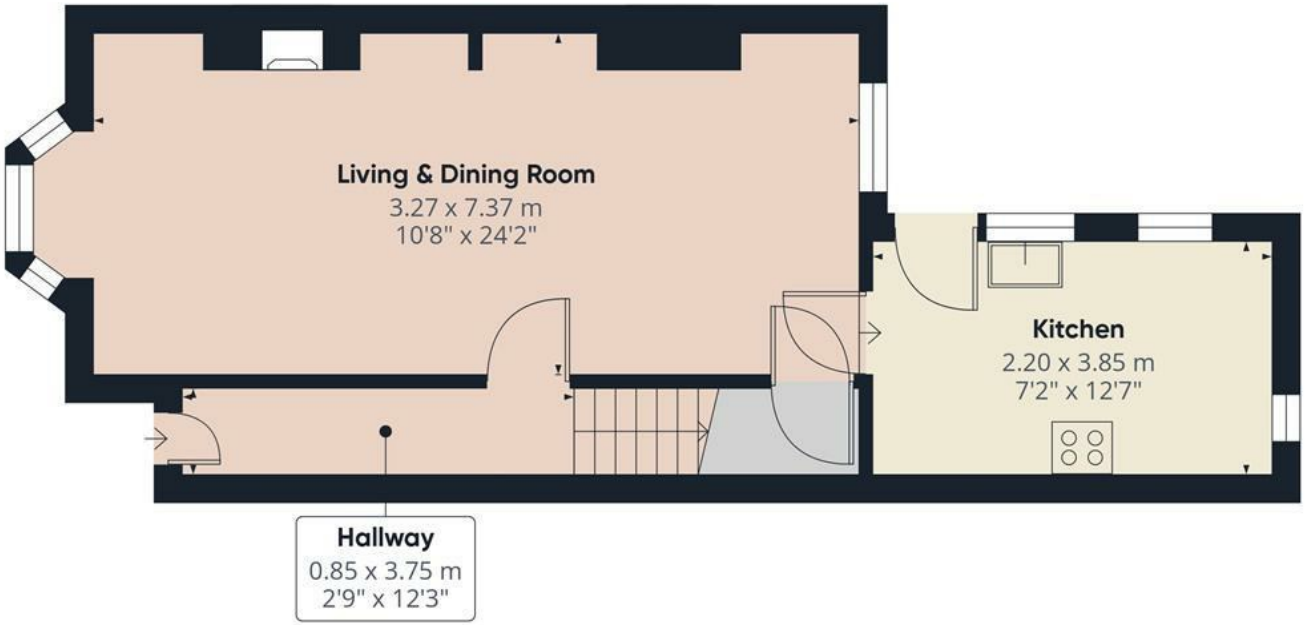

Floor 0

Floor 1

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Approximate total area(1)

71.7 m²

773 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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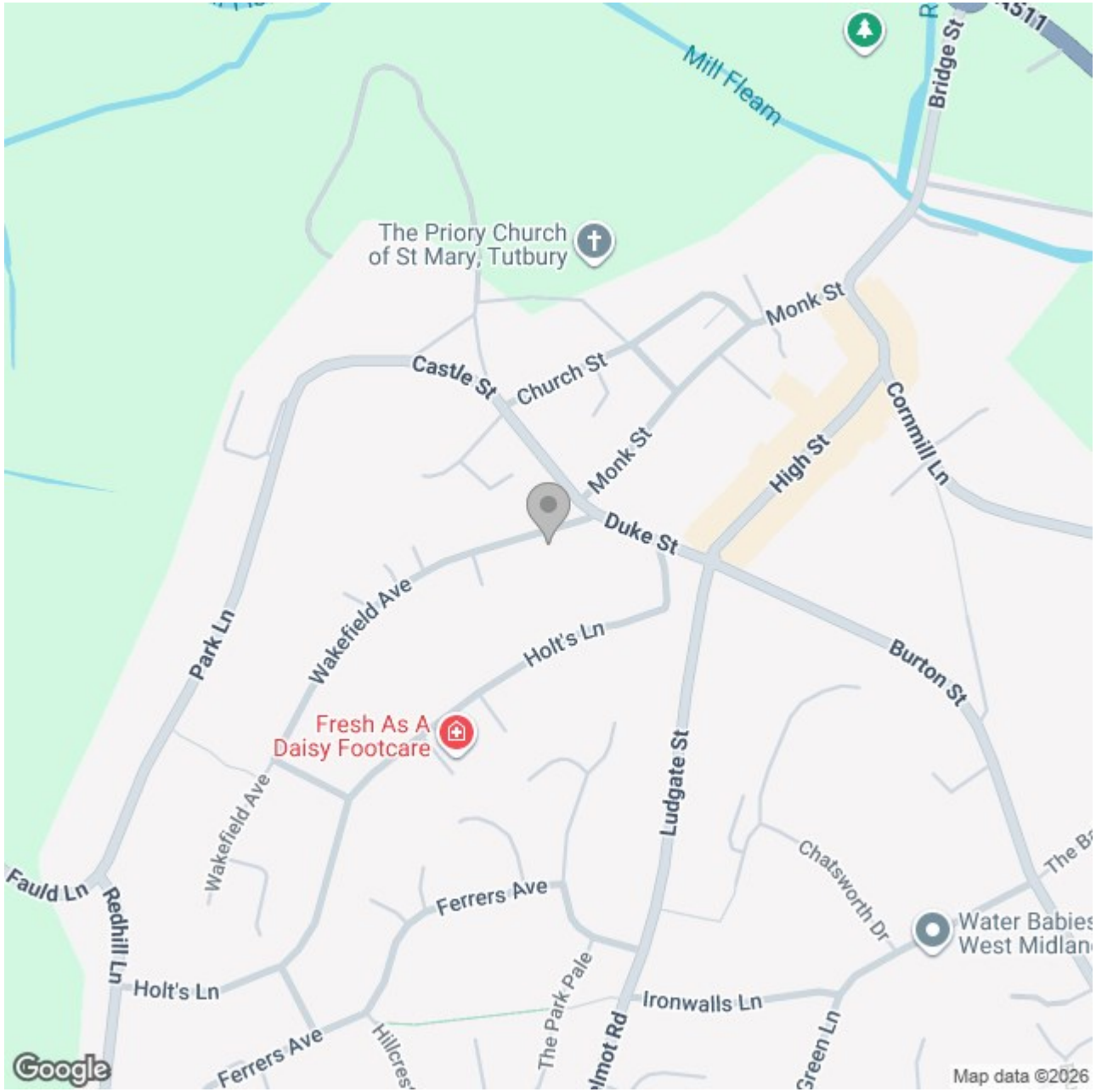

Energy Efficiency Rating

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.