



183 Calais Road
Burton-On-Trent
Staffordshire
DE13 0UN

Price
£180,000

- NO UPWARD CHAIN
- Modernisation required
- Lounge & separate dining room
- Kitchen
- Three bedrooms
- Bathroom
- Driveway & garage
- Gardens to front & rear
- Close to amenities
- VIEWING RECOMMENDED

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

This three-bedroom semi-detached residence situated in this convenient location and is offered for sale with **NO UPWARD CHAIN**. The residence gives an opportunity for any potential buyer to upgrade and extend subject to the relevant permissions.

The accommodation on offer in brief is comprised of an entrance hallway, lounge, dining room and kitchen to the ground floor, with three bedrooms and a bathroom to the first floor.

Outside are gardens to the front and rear, a drive and garage.

LOCATION

The property sits in a convenient location close to doctors, dentist, Co-op, hairdressers, and a regular bus service. The town centre of Burton upon Trent is a short drive away where a complete range of services are available.

ACCOMMODATION

ENTRANCE DOOR

Provides access to:

HALLWAY

1.49m max 0.91m min x 2.48m (4'10" max 2'11" min x 8'1")

Having stairs to first floor landing, radiator, ceiling light point and door to:





LOUNGE

4.09m x 3.17m (13'5" x 10'4")

With large picture window to front aspect, radiator, ceiling light point and wall mounted gas fire. Panelled door to:

DINING ROOM

2.48m x 3.30m (8'1" x 10'9")

With window to rear aspect, radiator, coving to ceiling, ceiling light point and door to:

KITCHEN

3.28m x 2.53m (10'9" x 8'3")

Fitted with a range of base cupboards and drawer units with matching wall mounted cabinets over and larder units. Space for cooker, further space for fridge/freezer and washing machine. A window looks out over the rear garden. Tiled surrounds, ceiling light point, under-stairs storage cupboard and door to side.

FIRST FLOOR ACCOMMODATION

LANDING

With window to side aspect, ceiling light point and linen cupboard housing the domestic hot water and central heating boiler. Doors leading off.

BEDROOM ONE

2.87m x 3.21m (9'4" x 10'6")

With window to rear aspect, a range of built-in wardrobes with sliding doors, ceiling light point and radiator.



BEDROOM TWO

2.8m x 3.18m (9'2" x 10'5")

With window to front aspect, radiator and ceiling light point.

BEDROOM THREE

2.27m x 1.78m (7'5" x 5'10")

Having window to front aspect, radiator, ceiling light point and built-in storage cupboard.

BATHROOM

1.80m x 1.65m (5'10" x 5'4")

Fitted with a panelled bath, pedestal wash hand basin and w.c. Tiled surrounds, obscure window to rear aspect, coving to ceiling, ceiling light point and radiator.

OUTSIDE AND GARDENS

The property sits back from Calais Road behind a good size frontage incorporating a tarmac driveway providing parking for several vehicles with adjacent lawn and herbaceous beds. To the rear is a fully enclosed garden with lawn, herbaceous borders, space for vegetable garden and greenhouse.

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

East Staffordshire Borough Council - Band B



VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW May 2022)/A

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 85 </div>
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		E.U. Directive 2002/91/EC	

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