

SCARGILL
MANN & CO

EST. 1995



20 Wakefield Avenue

, Tutbury, DE13 9JX

Asking Price £180,000



20 Wakefield Avenue

, Tutbury, DE13 9JX

Asking Price £180,000



GENERAL INFORMATION

THE PROPERTY

Enjoying a highly convenient position within the favoured village of Tutbury, this light and spacious two-bedroom semi-detached bungalow offers gas central heating and sealed unit double glazing. The accommodation comprises an entrance hall, sitting room, kitchen, two good size bedrooms, and a shower room.

LOCATION

Tutbury is a highly desirable village known for its period architecture and impressive medieval castle. The village itself offers a broad selection of shops including boutiques, cafés and restaurants, a post office, doctor's surgery, a dentist, a pharmacy, opticians, and a stunning church. There is a reputable primary school and regular bus services.

Neighbouring Hatton provides a further selection of amenities including a useful train station, supermarkets, and butchers. The location provides ease of access to Burton upon Trent, Derby and Stoke via the A50 and A38. It is also within easy reach of East Midlands Airport.

ACCOMMODATION

ENTRANCE HALL

Wood grain effect flooring, central heating radiator, useful storage cupboard and further cupboard housing the gas combination boiler, which services the central heating system and doorway leads to:

SITTING ROOM

16'9" x 12'4" (5.10 x 3.75)

Wall-mounted gas fire, central heating radiator, TV and UPVC double glazed window to the front.

KITCHEN

10'1" x 8'2" (3.07 x 2.48)

Range of modern base, wall and drawer units having matching cupboard fronts, roll edge granite effect preparation surfaces with inset stainless steel sink unit and draining board with mixer tap, complementary tiled splashbacks, plumbing suitable for an automatic washing machine and UPVC double glazed window to the front elevation.

BEDROOM ONE

12'1" x 11'8" (3.68 x 3.56)

Central heating radiator and windows to the rear.

BEDROOM TWO

10'1" x 7'9" (3.07 x 2.35)

Central heating radiator and window to the rear elevation.

SHOWER ROOM

With a piece suite comprising of a shower cubicle with glazed screens, wall-mounted wash hand basin, low flush w.c., tiled surrounds, central heating radiator, extractor fan and obscure window to the side.

...

OUTSIDE & GARDENS

To the rear and side of the property, are enclosed lawned gardens with patio area and timber garden.

....

Parking is found to the front of the property.

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.

AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

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.

COUNCIL TAX BAND

East Staffordshire Borough Council- Band B

CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

SCHOOL CATCHMENT AREAS

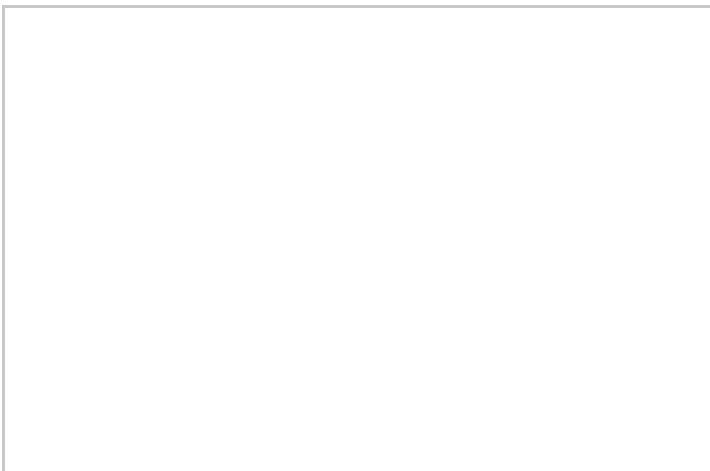
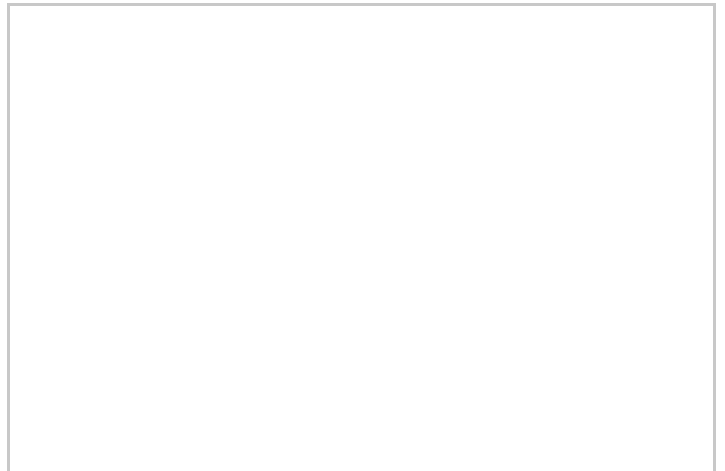
<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 12/2023)/DRAFT



Road Map



Hybrid Map



Terrain Map



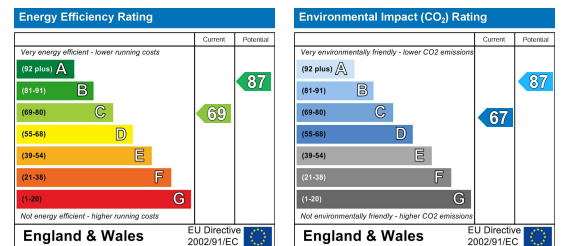
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.