

SCARGILL  
MANN & CO

EST. 1995



## 13 Victoria Street

, Burton-On-Trent, DE14 2LP

**Offers In The Region Of £155,000**



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# 13 Victoria Street

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### GENERAL INFORMATION

#### THE PROPERTY

We bring this three-bedroom end terrace property to the market in this convenient location close to local amenities. The current owners have upgraded the property to include a new boiler, newly fitted kitchen and bathroom, some new plastering and some electric upgrades. The modern accommodation offers two reception rooms, a modern kitchen and a shower room to the ground floor.

On the first floor are three neutrally decorated bedrooms.

The outside entry to the rear garden is across the back of two other properties, with no other party crossing across the back of this property. The rear garden is low maintenance, with paving slabs. There is a useful brick store.

#### LOCATION

Victoria Street is conveniently located close to all local amenities, including supermarkets, eateries, doctors, and primary schools.

#### ACCOMMODATION

Entrance door opening through to:

##### FRONT RECEPTION ROOM

11'10" width x 11'9" to the window (3.62m width x 3.60m to the window)

Has radiator, contemporary style entrance door and window to the front aspect.

##### REAR RECEPTION ROOM

11'11" to window x 11'10" (3.64m to window x 3.63m)

Has a window to the rear aspect, contemporary style door, door to stairs, radiator and door through to the under stairs storage cupboard.

##### KITCHEN

12'4" x 6'6" width (3.77m x 1.99m width)

Is fitted with a range of base cupboards, drawers and wall

mounted cabinets, worktops incorporate a composite sink, provision for washing machine, space for fridge freezer and built in oven, there are attractive splashbacks, recessed ceiling down lights, the domestic hot water and central heating boiler is housed here and door through to the bathroom.

#### BATHROOM

6'5" to window x 7'10" (1.98m to window x 2.41m)

Is attractively fitted with marble styled tiled walls, obscure window to the side aspect, large walk in shower with dual heads, a wall mounted vanity unit with waterfall taps and built in W.C., there are recessed ceiling down lights and a contemporary heated chrome towel rail.

#### FIRST FLOOR

Stairs rise to:

#### LANDING

With doors leading off to:

##### BEDROOM ONE

11'11" x 11'9" to window (3.64m x 3.59m to window )

Window to the front aspect, wood effect flooring, radiator and ceiling light point.

##### BEDROOM TWO

11'10" to window x 8'9" (3.62m to window x 2.69m)

Has a window to the rear aspect, wood effect flooring and ceiling light point.

##### BEDROOM THREE

11'9" x 6'5" (3.59m x 1.98m)

Has a window to the rear aspect, ceiling light point and radiator.

#### OUTSIDE

The property opens up into a low maintenance rear garden with hard landscaped patio and out building.

#### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

Tel: 01283548194



## TENURE

FREEHOLD - 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

## CURRENT UTILITY SUPPLIERS

Gas - British gas

Electric - Eon

Water - Mains - South Staffs

Sewage - Mains

Broadband supplier - Virgin Media

## FLOOD DEFENCE

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

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

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

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

## BROAD BAND SPEEDS

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

## CONSTRUCTION

Standard Brick Construction

## SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-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/>

## CONDITION 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.

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/2025) A



Road Map



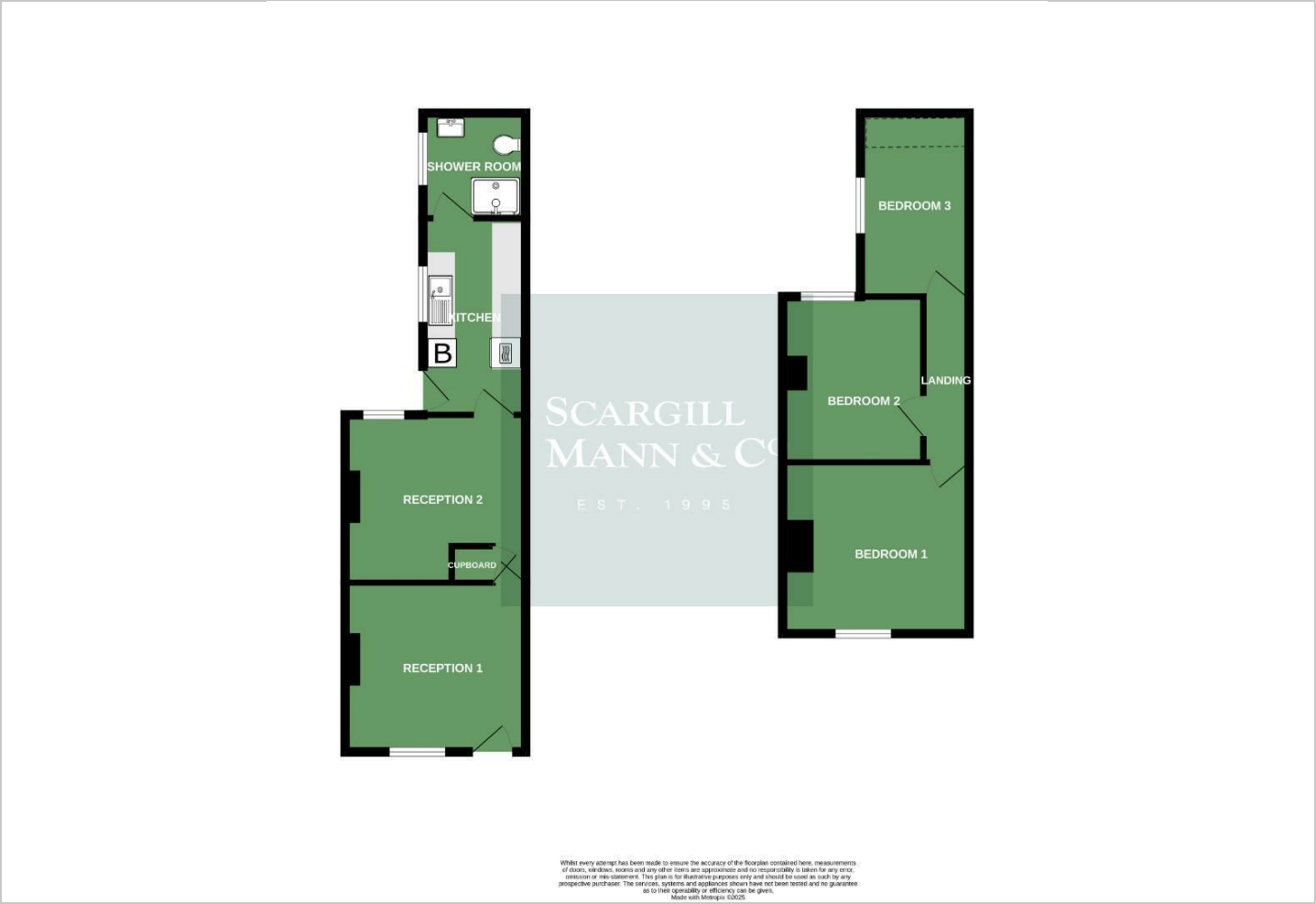
Hybrid Map



Terrain Map



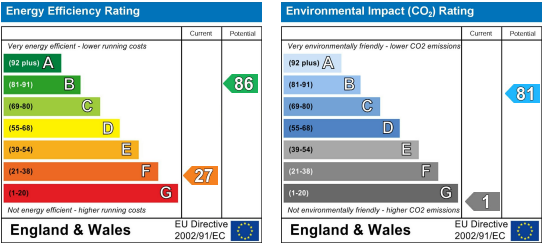
Floor Plan



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.