

SCARGILL
MANN & CO

EST. 1995



12 Victoria Street

, Burton-On-Trent, DE14 2LP

£155,000



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GENERAL INFORMATION

THE PROPERTY

Conveniently situated close to all local amenities is this well-presented three-bedroom mid-terrace property. Offering gas central heating and double glazing, the accommodation offers two good reception rooms, a modern fitted kitchen, a ground floor bathroom and on the first floor are three good-sized bedrooms.

Outside, a communal entry leads to number 12, with number 13 having access across the rear. The garden is hard landscaped and open with both numbers 11 and 13. It also offers an out-house for storage.

LOCATION

Victoria Street is ideally located, being close to local shops, eateries and a primary school. There is good access to the A38 for onward travel.

ACCOMMODATION

Entrance door opening through to front sitting room.

FRONT SITTING ROOM

11'10" x 12'4" to window (3.62m x 3.76m to window)

Has attractive wood effect flooring, window to the front aspect, coving to ceiling and ceiling light point, a door leads through to the rear sitting room with a useful under stair storage cupboard.

DINING ROOM/REAR SITTING ROOM

11'10" x 11'10" to window (3.62m x 3.61m to window)

Radiator, coving to ceiling, ceiling light point, recessed ceiling down lights, door to stairs, a window looking out onto the rear and a further door opening through into the fitted kitchen.

FITTED KITCHEN

6'6" x 13'4" (1.99m x 4.07m)

Is equipped with a range of base cupboards, matching wall mounted cabinets, there are drawer units and attractive tiled walls, worktops are inset with a stainless steel sink and side drainer, there is space for a gas cooker, space for washing machine and space for an American style fridge freezer, the domestic hot water and central heating boiler is housed here, there is a window to the side aspect and a door opening on to the rear as well. A door opens through to the family bathroom.

FAMILY BATHROOM

5'10" width x 4'5" to window (1.80m width x 1.37m to window)

Has a panelled bath, W.C., vanity unit with hand wash basin, there is a

heated chrome towel rail, fully tiled walls and obscure window to the rear aspect.

FIRST FLOOR

Stairs rise to the first floor landing.

LANDING

With doors leading off to:

BEDROOM ONE

11'10" x 15'5" (3.62m x 4.71m)

There is a window to the front aspect, radiator and ceiling light point.

BEDROOM TWO

12'0" to window x 11'10" (3.66m to window x 3.62m)

Has wood effect flooring, window to the rear aspect, built in wardrobe with hanging space, radiator and ceiling light point.

BEDROOM THREE

11'11" to rear window x 8'5" min (3.65m to rear window x 2.57m min)

Has an obscure window to the rear aspect, further window to the side aspect, ceiling light point and radiator.

OUTSIDE

Is a hard landscaped terrace garden with ample space for entertaining and a useful breeze block storage room which is semi detached with the neighbouring property. Entry to the rear is via a communal entrance with the neighbour at number 14 having access over number 12's property.

AGENTS NOTES

Please note this property has a flying freehold with the rear bedroom and landing which is over the communal entry.

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

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

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.

Tel: 01283548194

COUNCIL TAX BAND

East Staffordshire Borough Council- Band B

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas - Ovo

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

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

<https://www.openreach.com/>

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/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/>

[Schoolsandcolleges/Find-a-school.aspx](https://www.staffordshire.gov.uk/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 06/2025)
A



Road Map



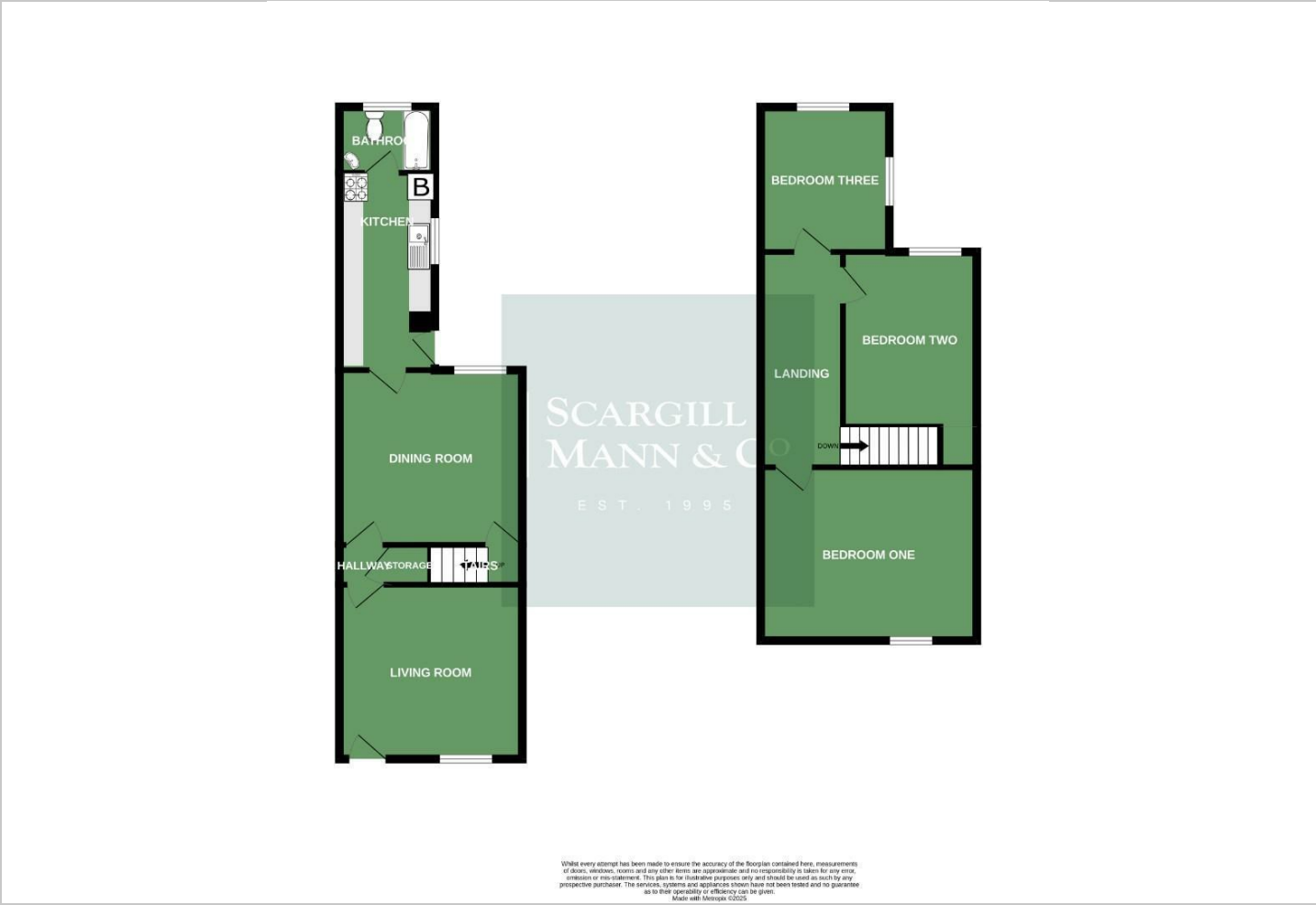
Hybrid Map



Terrain Map



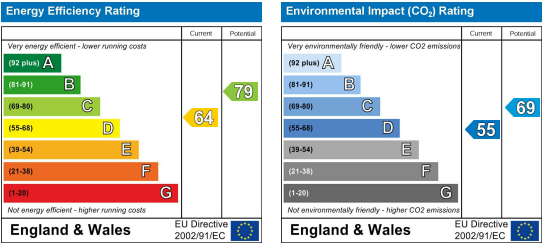
Floor Plan



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