

SCARGILL  
MANN & CO

EST. 1995



114 Victoria Crescent

, Burton-On-Trent, DE14 2QQ

**Price £115,000**



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## GENERAL INFORMATION

### THE PROPERTY

Scargill Mann & Co offer this two-bedroom mid-terrace property with no upward chain in this convenient location. The gas-central-heated and double-glazed accommodation features a lounge and breakfast kitchen. On the first floor are two bedrooms and a bathroom.

Outside is a low-maintenance garden

### LOCATION

Victoria Crescent is a convenient location close to shops and pharmacy. Burton upon Trent's Town Centre is a short drive away.

### ACCOMMODATION

Entrance door opening through to reception room.

### RECEPTION ROOM

12'0" x 9'10" into chimney breast (3.67m x 3.02m into chimney breast)

Has a window to the front aspect, ceiling light point, radiator and wood panelling to walls, a door leads through to the lobby area where stairs lead off to the first floor and a further door opens through to the dining kitchen.

### DINING KITCHEN

9'7" into chimney breast x 12'2" (2.93m into chimney breast x 3.71m)

Is fitted with a range of base cupboards and drawers with wall mounted cabinets, the domestic hot water and central heating Ideal boiler is housed here, there is a window to the rear aspect, door to the side, space for electric cooker, space for washing machine, space for fridge freezer and a further space for a tumble dryer, there are attractive tiled surrounds, ceiling light point, radiator and door to garden.

### FIRST FLOOR

### LANDING

Doors leading off to:

### BEDROOM ONE

12'0" to the window x 11'5" (3.66m to the window x 3.48m)

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

### BEDROOM TWO

5'8" x 12'1" to window (1.73m x 3.69m to window )

Has a window to the rear aspect, radiator, ceiling light point and an opening through to a storage area.

### BATHROOM

5'3" x 8'2" (1.62m x 2.5m)

Has a panelled bath with mixer taps and shower attachment, W.C., pedestal hand wash basin, there are tiled surrounds, radiator and obscure window to the rear aspect.

### OUTSIDE

The property sits back off Victoria Road with a communal entrance leading through to the rear garden, a gate passes through the adjoining property and into a hard landscaped garden area, a further gate gives access to a further neighbour across the back.

### AGENTS NOTES

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.

Access to the garden is through the kitchen or via the communal entry with access across the back of the neighbouring property. Please be aware that another property also has access over 114's garden.

### 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

## CONSTRUCTION

Standard Brick Construction

## CURRENT UTILITY SUPPLIERS

Gas

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

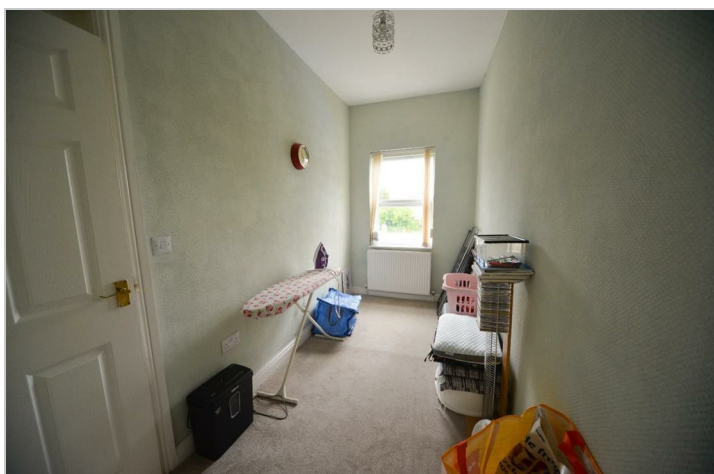
<http://www.derbyshire.gov.uk/>

## 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 07/2025) A



Road Map



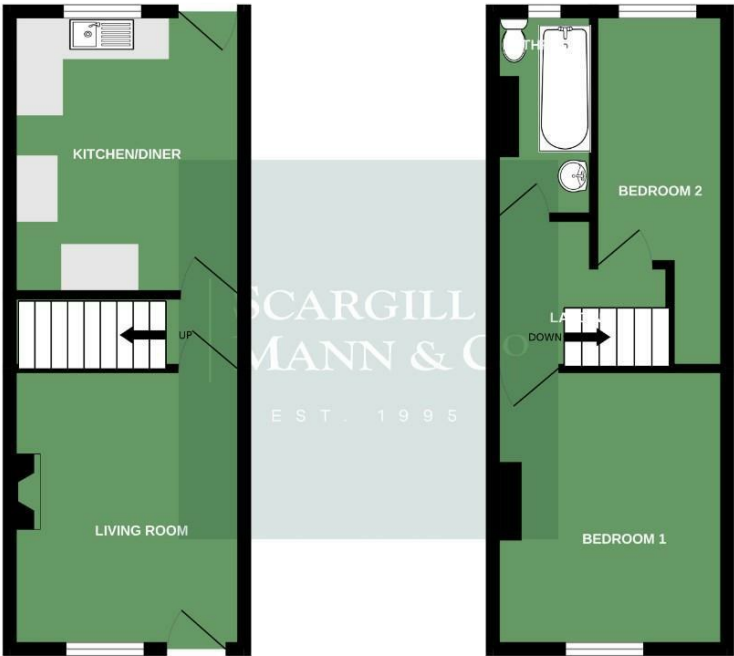
Hybrid Map



Terrain Map



Floor Plan

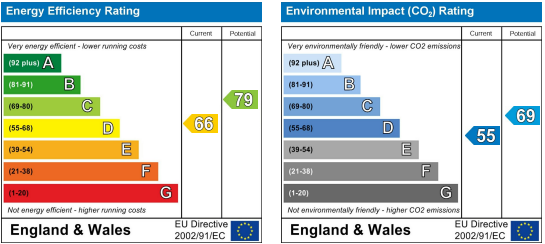


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Main web: 02025

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.