

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

6 Burton Street

Tutbury, Burton Upon Trent, Staffordshire DE13 9NR



A one bedroom cottage with character and wonderful garden plot, situated in the heart of the sought after village of Tutbury.

- NO UPWARD CHAIN
- Character cottage • Front sitting room • Fitted kitchen
 - Bedroom and bathroom to the first floor
- Conservatory (accessed externally) • Good size rear garden
- Ideal for the first time buyer or investor • Village centre location
- VIEWING ESSENTIAL •

Price £130,000



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GENERAL INFORMATION

THE PROPERTY

Offered for sale with the benefit of no upward chain is this character cottage with a good size garden plot, situated in the heart of the village of Tutbury.

This one bedroom residence would be ideal for a first time buyer or investor and has a charming lounge and fitted retro style kitchen to the ground floor. To the first floor is a double bedroom and a spacious bathroom.

Outside is a very useful conservatory with power (currently used as a home office area). There is also a good size lawn with a very private gravelled patio at the rear.

LOCATION

Tutbury is a popular village location with an attractive high street full of character and charm. There are shops, cafés, restaurants, florists and public inns. The village is well served by a doctors surgery, dentist, primary school and church.

In the neighbouring village of Hatton is a train station, supermarkets and butchers.

ACCOMMODATION

FRONT ENTRANCE DOOR

Provides access to:

LOUNGE 3.33m x 3.61m into chimney breast (10'11" x 11'10" into chimney breast)

With double glazed window to front aspect, living flame gas fire set within chimney breast, cupboard housing the gas and electric meters, exposed timbers to ceiling, wood effect flooring, wall light points and door to:

KITCHEN 2.58m x 2.7m (8'6" x 8'10")

Fitted with a range of base cupboards with matching wall mounted cabinets over. Worktops are inset with a circular sink with mixer tap over. Space and plumbing for washing machine, space for fridge and further space for electric cooker. Storage area suitable for housing a freezer. Door to rear garden and stairs to first floor. Exposed timbers to ceiling and radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Having loft access point and latched doors leading off.

BEDROOM 3.34m x 3.62m (10'11" x 11'11")

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

BATHROOM 2.62m x 2.7m (8'7" x 8'10")

Fitted with a panelled bath with electric Triton shower over, pedestal wash hand basin and w.c. Tiled surrounds, obscure window to rear aspect, radiator, ceiling light point and the Worcester Bosch domestic hot water and central heating boiler is also housed here.



OUTSIDE AND GARDENS

To the rear is a good size lawned garden with mature trees and fenced boundaries. At the rear is a gravelled patio area offering views towards the castle.

A further feature of the outside space is a home office which has been created via a conservatory with power and lighting.

PLEASE NOTE

There is a right of access across the rear of the property to the neighbouring property's.

TENURE

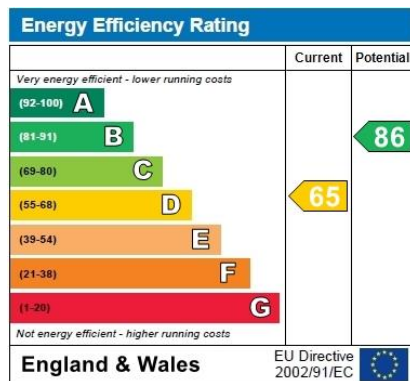
Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

East Staffordshire Borough Council - Band A

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW March 2021)/DRAFT



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.

ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS
TUTBURY
WIRKSWORTH

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 39 Dale Road, Matlock, Derbyshire DE4 3LT
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