



## Ferry Street, Burton-On-Trent, DE15 9EY

**Asking Price £159,250**

**\*\* IDEAL FIRST PURCHASE \*\* THREE BEDROOM END TERRACED VILLA STYLE HOME \*\*\*  
DELIGHTFUL INTERIOR \*\*\***

A modernised high standard end terrace property having the benefit of gas central heating and majority uPVC double glazing, the property comprises of: lounge, separate dining room leading into the modern fitted kitchen with integral appliances and a modern fitted ground floor bathroom.

On the first floor are three bedrooms and an upstairs washroom/ Wc.

Outside to the rear is a long rear garden mainly lawn with seating area. Viewing is highly recommended.

## The Accommodation

### Lounge

3.61m x 3.43m (11'10 x 11'3)



With uPVC front entrance door leading into the front lounge wall mounted feature fire, central heating radiator, uPVC bay window to front door leads off to the separate dining room.

### Dining Room

3.78m x 3.61m (12'5 x 11'10)



With a under stairs cupboard, wall mounted feature fire, central heating radiator, and open plan to the fitted kitchen.

### Fitted Kitchen

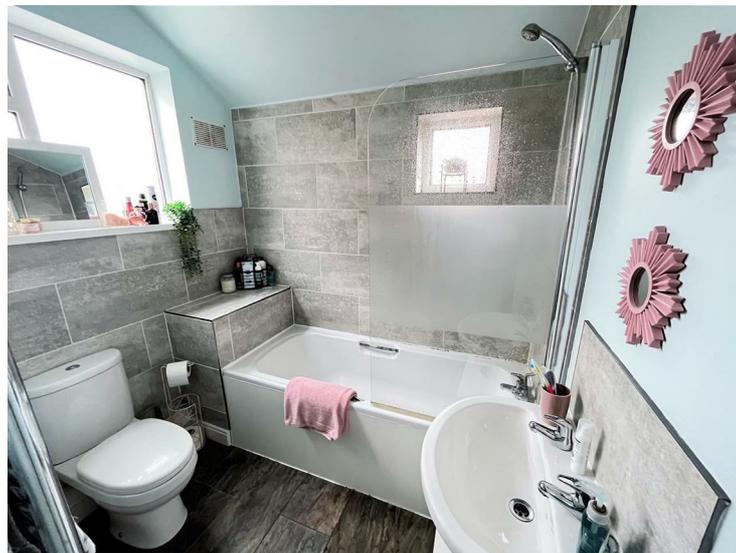
3.63m x 2.08m (11'11 x 6'10)



Having a selection of fitted cupboards, units with work surfaces over, integrated dishwasher, oven & hob with extractor hood above, wall mounted gas fired combination boiler, uPVC double glazed window to side, rear garden access door, and internal door leads off to the rear fitted bathroom.

### Ground Floor Bathroom

2.08m x 1.75m (6'10 x 5'9)



Fitted with a three piece modern white bathroom suite offering W.c, hand wash basin and shower set above the bath, with windows to the rear aspect.

### Landing

On the first floor doors lead off to all rooms and to the washroom/ W.c.

## Main Bedroom

3.61m x 3.40m (11'10 x 11'2)



A double main bedroom with uPVC double glazed window to the front and central heating radiator.

## Bedroom Three

2.57m x 2.06m (8'5 x 6'9)



Having uPVC double glazed window to the rear and central heating radiator.

## Double Bedroom Two

3.78m x 2.67m (12'5 x 8'9)



With a uPVC double glazed window to rear, fitted cupboard, and central heating radiator.

## Washroom W.C

Fitted with a low level WC and hand wash basin.

## Outside



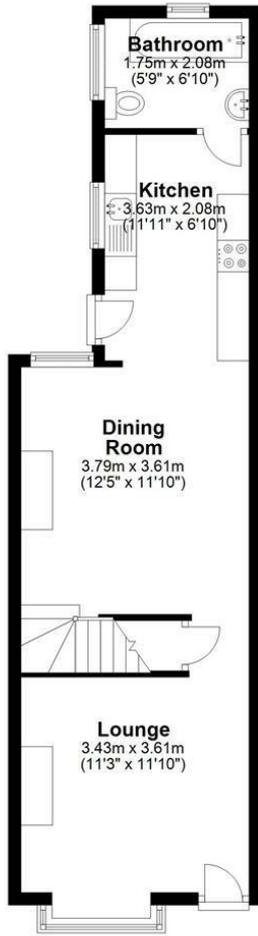
Walled frontage and fore garden gate leads to the front door. Side access to the long rear garden mainly lawn with seating area.



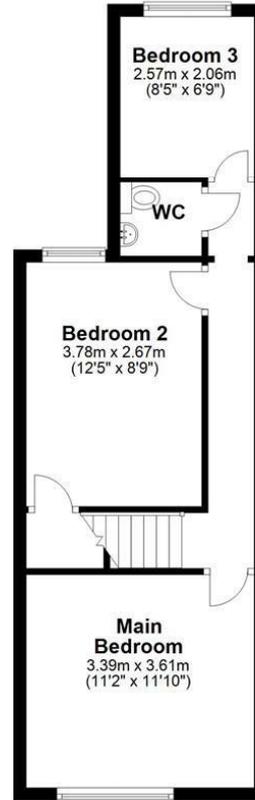
Draft details awaiting vendor approval and subject to change.



### Ground Floor



### First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.  
Plan produced using PlanUp.

## Council Tax Band A Freehold

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

01283 528020

NICHOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN