



HOPKINS & DAINTY

ESTATE AGENTS



Calais Road, Burton-On-Trent, DE13 0UL

£170,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are delighted to offer this stunning two double bedroom, Victorian terraced home; with NO UPWARD CHAIN. Set in convenient location for the Queen's Hospital, with character features and spacious living accommodation throughout, presented to high standard. Standing on a generous rear garden.

The accommodation is accessed via a 30' side hallway which connects through to the rear garden and provides access to the inner hallway; which intern leads to the front Lounge with a bay window, rear dining room which leads through to the kitchen, with a pantry, utility area and guest WC. On the first floor the landing provides access to two large double bedrooms and the stylish shower room with a three piece suite. The property has gas central heating and double glazing.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hallway 31'5" x 3'3" (9.60 x 1.00)



Accessed via a double glazed entrance door, with doors to the rear garden and inner hallway.

Inner Hallway



With a radiator, stairs rising to the first floor with a storage cupboard under and glazed doors leading off.

Lounge 12'11" x 11'10" +bay (3.94 x 3.63 +bay)



Bay fronted lounge with a feature fireplace, dado rail, decorative coving, a radiator and double glazed bay

window.

Dining Room 12'11" x 11'10" (3.94 x 3.63)



Spacious dining room with a radiator, feature fireplace housing a coal effect electric fire, decorative coving and ceiling rose. Double glazed rear window and a glazed door opening to:

Kitchen 14'0" > 10'4" x 8'0" (4.27 > 3.17 x 2.44)



Fitted range of base and wall units with worktops and inset sink and drainer, with a mixer tap and decorative tiled splash backs. Space for appliances including plumbing for a washing machine. Tiled flooring, a radiator, double glazed side window and door to the garden.

Pantry 4'1" x 3'2" (1.26 x 0.97)

Walk in pantry with space for a fridge/freezer.

Utility Area 4'4" x 3'6" (1.34 x 1.07)



With tiled flooring, a double glazed rear window and door to:

Guest WC



Two piece suite comprising WC and wash hand basin. With tiled flooring, a radiator and extractor vent.

First Floor Landing



Spacious landing providing access to both bedrooms and the shower room. Built in storage cupboard, a decorative

balustrade and access to the loft space.

Bedroom 1 16'9" x 11'11" (5.11 x 3.64)



Large master bedroom spanning the full width of the property. With a radiator, feature cast iron fireplace and two double glazed front windows.

Bedroom 2 13'5" x 11'10" (4.09 x 3.63)



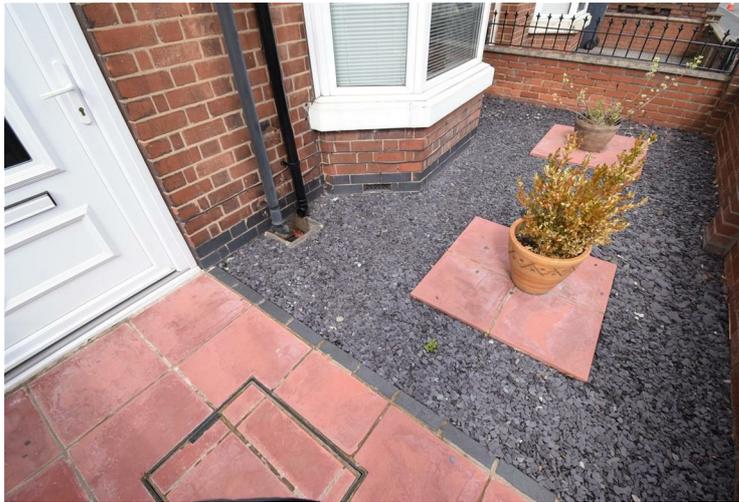
Good size second double bedroom, with a feature fireplace and cast iron fire; radiator and a double glazed rear window.

Shower Room 13'11" x 7'10" max. (4.25 x 2.39 max.)



Stylish three piece suite comprising generous walk in shower, wash hand basin and WC. With a radiator, extractor vent, boiler cupboard housing the wall mounted combination boiler and a double glazed rear window.

Frontage



At the front of the property there is an enclosed fore garden with a gated path leading to the entrance door.

Rear Garden



At the rear of the property there is a delightful lawn garden with a pebbled seating area, fence and wall boundary.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

Ground Floor

Approx. 61.0 sq. metres (656.4 sq. feet)



First Floor

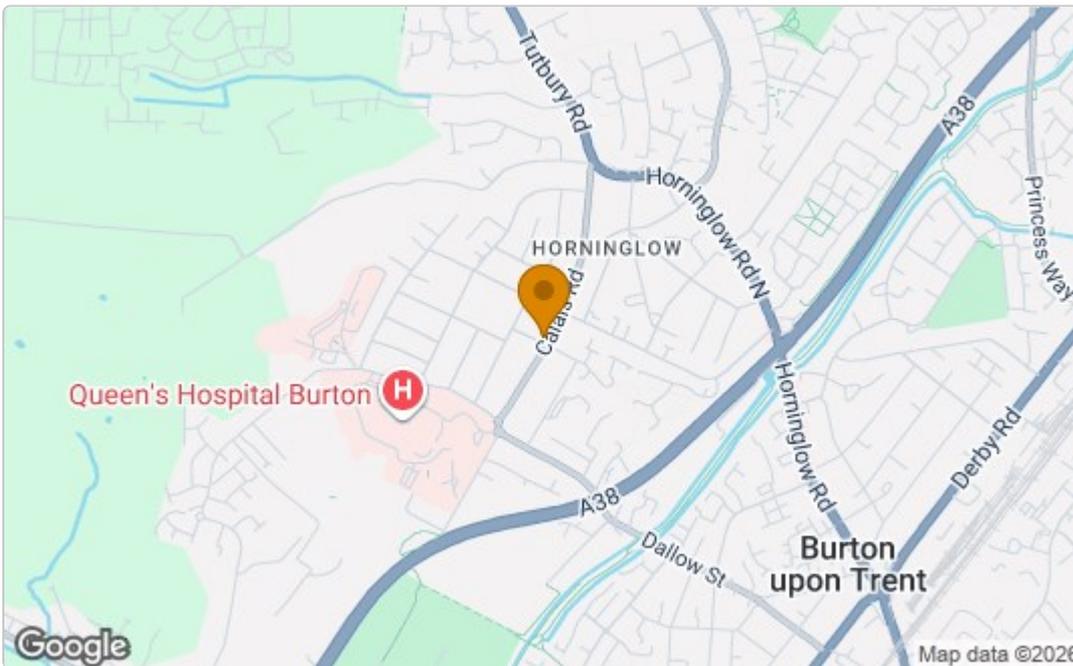
Approx. 57.3 sq. metres (616.4 sq. feet)



Total area: approx. 118.2 sq. metres (1272.8 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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.