



62 Wakefield Avenue

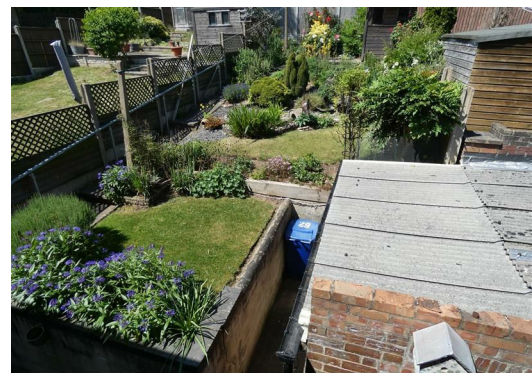
Tutbury, Burton-On-Trent, DE13 9JX

£164,950



Well maintained mid Town House situated in popular location within the historic village of Tutbury. Benefiting from uPVC double glazing the accommodation comprises: Hall, Lounge Diner, Kitchen, Three Bedrooms and Shower Room.

Externally there is off road parking to the front and enclosed tiered garden to the rear
EPC E, Council Tax band A, NO UPWARD CHAIN, viewing is highly recommended



Entrance Hall

Accessed via a partially glazed uPVC double glazed front door, electric power points, ceiling light point, doors to lounge and kitchen and stairs off.

Lounge 19'5" x 10'5" (5.94 x 3.19)

Dual aspect lounge with uPVC DG windows to the front and rear, decorative brick surround fireplace with inset gas fire, electric power points, TV aerial, ceiling light points.

Kitchen 12'11" x 6'10" (3.95 x 2.10)

Fitted with a range of shaker style wall and base units, roll edge marble effect worktops, single sink with drainer and stainless steel mixer tap over, plumbing for automatic washing machine, under counter space for fridge, gas cooker point, partially tiled walls and splash back, electric power points, ceiling light point, under stairs cupboard with useful shelving and consumer unit, uPVC double glazed window to rear and opaque glazed uPVC door leading to the garden.

Landing

With doors leading to bedrooms and bathroom, hatch providing access to loft and ceiling light point.

Bedroom One 11'8" x 11'11" max (3.58 x 3.65 max)

uPVC double glazed window to the front elevation, electric power points, TV aerial point and coved ceiling with light point

Bedroom Two 9'9" x 6'11" max (2.98 x 2.12 max)

uPVC double glazed window to rear, fitted wardrobes housing hot water tank, electric power points, coved and textured ceiling with light point

Bedroom Three 7'10" x 7'10" (2.41 x 2.41)

uPVC double glazed window to the front, electric power points, TV aerial point, coved ceiling with light point.

Shower Room 7'6" x 4'1" (2.31 x 1.27)

Fully tiled fitted with low level flush WC with concealed cistern, hand basin set in vanity unit, shower enclosure with Max Duo QI electric shower, wall mounted extractor fan, inset spot lighting and opaque uPVC double glazed window to the rear.

Externally

To the Front

Well maintained lawn garden to the front with planted borders, driveway, pathway leading to front door and entry leading to the rear garden.

To the Rear

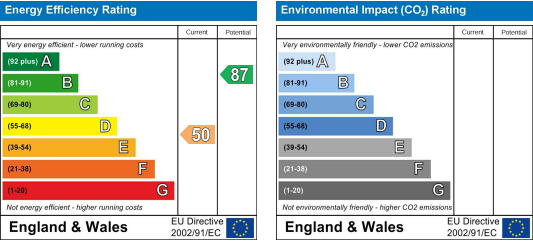
Well established fully enclosed tiered garden, lawned areas with pond and planted borders, steps leading to the top with small patio and shed. Detached brick built outhouse. Outside water tap and gate leading to entry way.



Floor Plans



Energy Efficiency Graph



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