



36 Church
Street
Tutbury
Staffs
DE13 9JE

Offers In The
Region Of
£195,000

- TWO DOUBLE BEDROOMS
- BATHROOM AND SEPARATE W.C.
- KITCHEN OPENING INTO DINING AREA
- LOUNGE
- CONSERVATORY
- LOW MAINTENANCE REAR GARDEN

GENERAL INFORMATION

THE PROPERTY

Set in the historic village of Tutbury is this two bedroom end townhouse. The spacious accommodation includes an entrance hallway, kitchen opening into a dining area with a conservatory off. A separate lounge looks out over the rear garden.

To the first floor are the two bedrooms, a bathroom and a separate w.c.

Outside is a small fore garden with a gate leading to the rear garden that is laid to gravel.

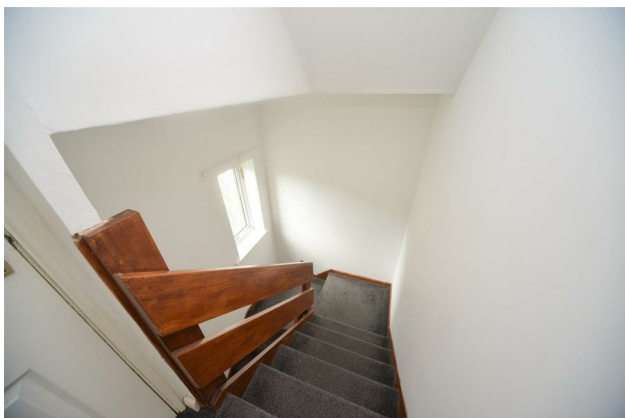
LOCATION

Tutbury is a sought-after village location with an attractive High Street full of boutique shops, cafes, bars and restaurants. There is a doctors surgery, dentist, pharmacy and optician. In the neighbouring village of Hatton is a train station, butcher and supermarket.

ACCOMMODATION

Entrance door opening through to hallway.





HALLWAY

2.84m x 1.07m min 1.92m max (9'3" x 3'6" min 6'3" max)

Stairs off to first floor, useful under stairs storage cupboard and door through to kitchen.

KITCHEN

2.68m x 3.26m to window (8'9" x 10'8" to window)

Is fitted with a range of base cupboards, drawers and wall mounted cabinets, worktops incorporate a stainless steel sink and a four ring gas hob, there is an integrated oven and grill, space for a washing machine, space for fridge freezer and wide opening through into the dining room.

DINING ROOM

2.69m x 3.16m to sliding patio doors (8'9" x 10'4" to sliding patio doors)

Has radiator, ceiling light point, door to lounge and door leading through to conservatory.

CONSERVATORY

2.67m x 2.86m (8'9" x 9'4")

Has full glazed door to the garden, wall light point and electric points.



LOUNGE

3.76m to window x 3.17m into chimney (12'4" to window x 10'4" into chimney)

Has two windows to the rear aspect looking out over the garden, radiator, feature fire surround with gas fire inset, coving to ceiling and ceiling light point.

FIRST FLOOR

Stairs rise to a half landing where there is a window and continue to turn and rise to the first floor landing.

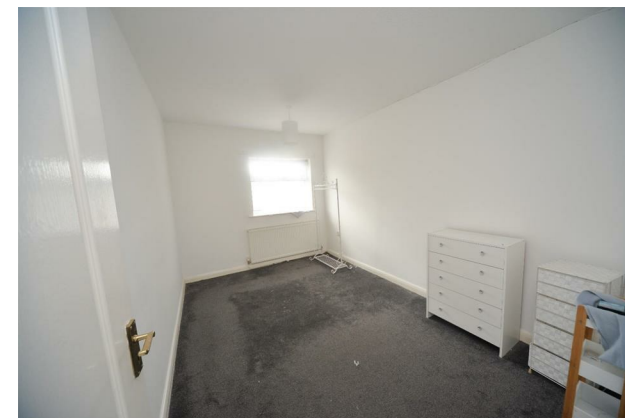
LANDING

Loft storage area and storage area housing the domestic hot water and central heating tank and Baxi boiler, doors open through to:

BEDROOM ONE

4.73m to window x 3.34m in to chimney breast (15'6" to window x 10'11" in to chimney breast)

Has two windows to the rear aspect, radiator and ceiling light point.



BEDROOM TWO

2.59m x 3.95m max (8'5" x 12'11" max)

Has a ceiling light point and radiator.

BATHROOM

2.50m to window x 1.68m (8'2" to window x 5'6")

Is fitted with a panelled bath with mixer tap and shower over, pedestal hand wash basin with tiled splashbacks, obscure window to the front aspect and radiator.

SEPARATE CLOAKROOM

1.39m x 0.73m (4'6" x 2'4")

Is fitted with a W.C., and obscure window to the front aspect along with a ceiling light point.

OUTSIDE

Is a small fore garden with a gate leading to the rear garden that is laid to gravel.

COUNCIL TAX BAND

East Staffordshire Borough Council- Band B

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.

CONSTRUCTION

Standard Brick Construction

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

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.

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to 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>

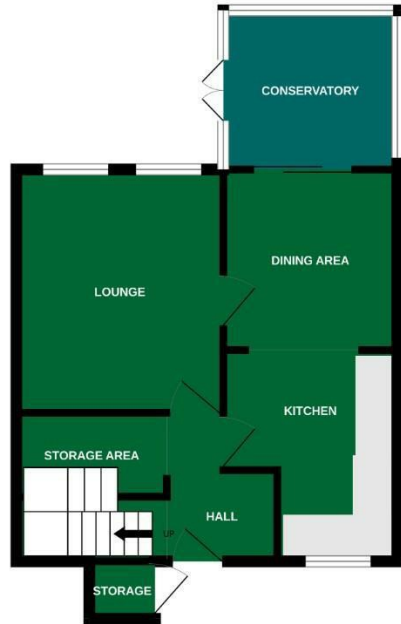
<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

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

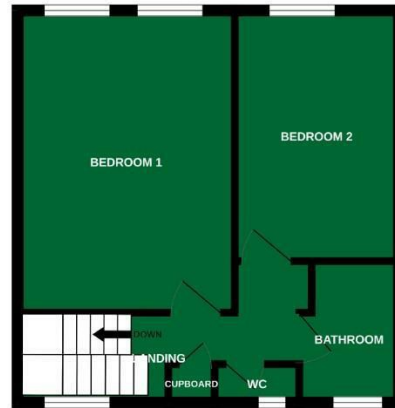
VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 08/2024) A


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	
England & Wales	EU Directive 2002/91/EC 

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