





## SUMMARY

\*\* TWO BEDROOMS \*\* TRADITIONAL VICTORIAN  
END OF TERRACE \*\* DETACHED GARAGE \*\* NO  
CHAIN \*\*

A traditional Victorian two bedroom end terrace property, located within walking distance to amenities to shops. Having the benefit of being uPVC double glazed. In brief, the property comprises porch, living room, dining room, kitchen, bathroom and two bedrooms with master en-suite bathroom. To the rear there is a laid to lawn garden and a detached garage to the frontage.

Viewings are strictly by appointment only. Contact ABODE Estate Agents to arrange an internal inspection.

## PORCH

With a UPVC double glazed front entry door and UPVC double glazed windows to front and side elevations, tiled floor throughout, internal PVC door leading to:

## DINING ROOM

With a UPVC double glazed bay window to the front elevation, base level storage cupboards housing consumer unit and electric meter, useful under stairs storage cupboard with eye level shelving

## LOUNGE

With dual aspect windows to rear and side elevations with UPVC double glazed windows, the focal point of the room being the cast-iron multifuel log burner with exposed brick backing and timber mantle.



## KITCHEN

With 2x UPVC double glazed windows to the side elevation, the kitchen features a range of matching base level storage cupboards with woodblock drop edge effect preparation work surfaces, ceramic sink and drainer with mixer tap, four ring electric hob, extractor hood and space for freestanding and undercounter appliances, PVC side entry door.

## UTILITY

With space and plumbing for freestanding and undercounter white goods, central heating boiler (not fully connected), stainless steel sink and drainer with mixer tap.

## SHOWER ROOM

With obscured glass windows to rear and side elevations, a three-piece shower room suite comprising of low-level WC, pedestal wash hand basin with splashback, shower with screen and electric shower over, handrail, towel rail, access into loft space via loft hatch, central heating radiator, extractor fan, electric fan heater.

## LANDING

With access into loft space via loft hatch, sash window to the side elevation, internal door entries lead to:

## BEDROOM ONE

With a UPVC double glazed window to the front elevation, panelled flooring throughout.

## BEDROOM TWO

With a UPVC double glazed window to the rear elevation, original feature fireplace, panel flooring throughout, internal door leading to:



## EN-SUITE BATHROOM

With a UPVC double glazed obscure glass window to the rear, a three-piece bathroom suite comprising of low-level WC with continental flush, wash hand basin with mixer tap, panelled bath unit with mixer tap.

## OUTSIDE

To the frontage is a detached garage on a hard standing base and entry leading to the side elevation. To the rear elevation the garden is mainly laid to lawn







throughout with boundary timber fence panels and concrete posts to the perimeter.

### **Subsidence History**

84, Holly Road was built in the 1920's and unwisely placed too close to a gradient without sufficient foundation.

Over the next 50 years the gable end gently dropped progressively by 4 cm. It remained whole without cracks.

During the Second World War a local munitions dump exploded at Fauld . Local lore suggests that much local subsidence was initiated by the concussion in 1944.

In 1973 the subsidence was addressed by building a concrete containment wall. This seems to have been successful as double glazing was added ten years later and is still level.

I bought the house in 2005 and, as a mining engineer, I immediately set about surveying the foundations. Two exploratory - but extensive - holes were excavated along the gable end wall:

The wall continues in excellent condition for a metre below ground level to a simple cross brick foundation. This sits on a very hard, dry, clay which continues for 50cm before becoming an aggregate with a large proportion of gravel in the hard, dry clay. Exploration continued for another 50cm to a total depth of 2m. The holes were back filled with appropriate concrete.

Further, glass strain gauges were set at heave-susceptible locations. After two years these showed no movement.

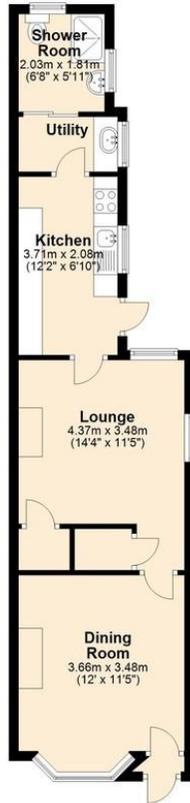
At this point it was concluded that the foundation was sound.

I have lived in the house for 17 years - gradually squaring up the floors and insulating the walls. I have experienced no fresh movement to the gable end wall or to any other area of the house.

BEng (mining)"



**Ground Floor**  
Approx. 43.2 sq. metres (465.1 sq. feet)



**First Floor**  
Approx. 36.1 sq. metres (388.2 sq. feet)



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.

