

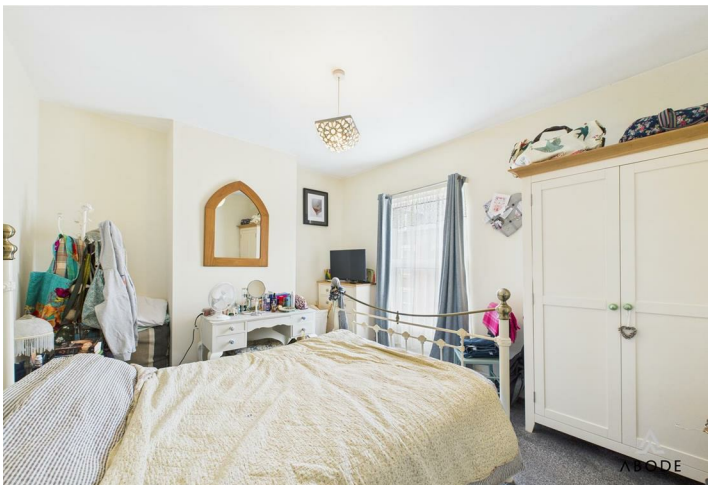




**\*\*NO UPWARDS CHAIN\*\*** This charming three-bedroom, end-of-terrace property is located in the highly sought-after village of Tutbury, offering excellent access to a variety of local amenities and transport links. The property boasts two reception rooms, a well-equipped kitchen, and a three-piece bathroom suite. Upstairs, you'll find three generously sized bedrooms, making it ideal for families or those looking for extra space. The large rear garden provides a wonderful outdoor space, perfect for relaxation or entertaining. Further benefiting from gas central heating and double glazing throughout, this property offers both comfort and convenience. Viewings are strictly by appointment only.







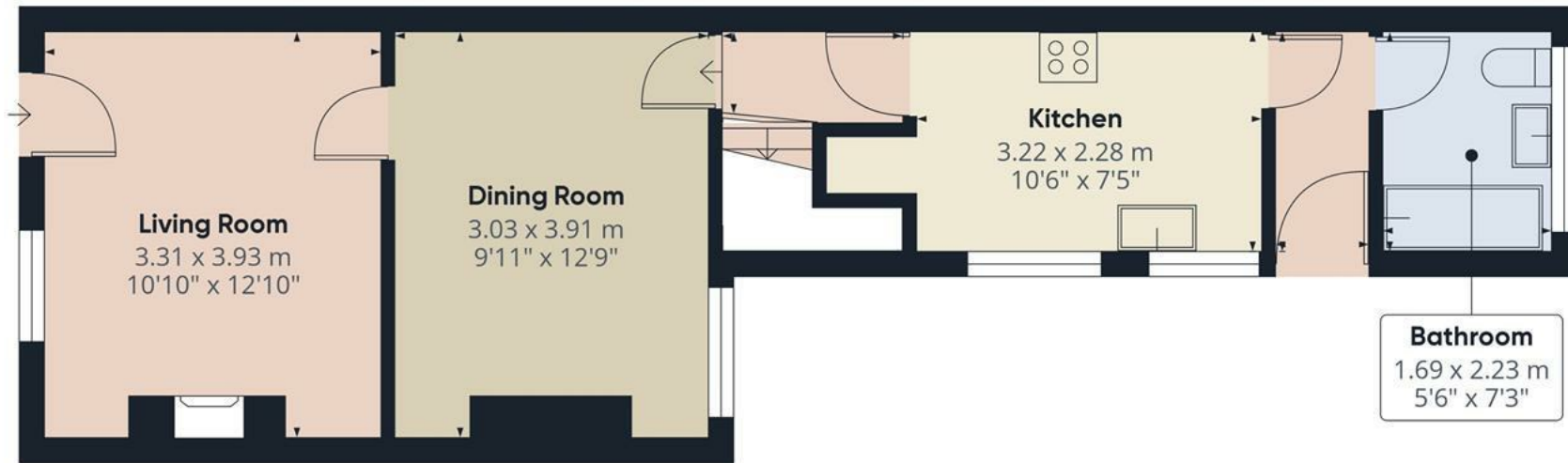




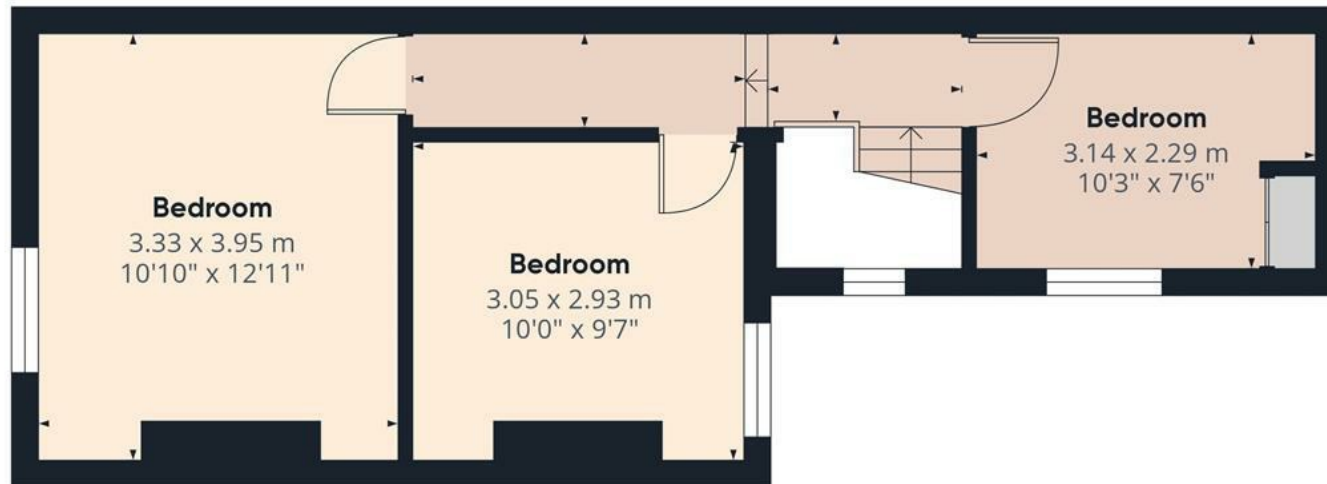








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

73.5 m<sup>2</sup>

791.16 ft<sup>2</sup>

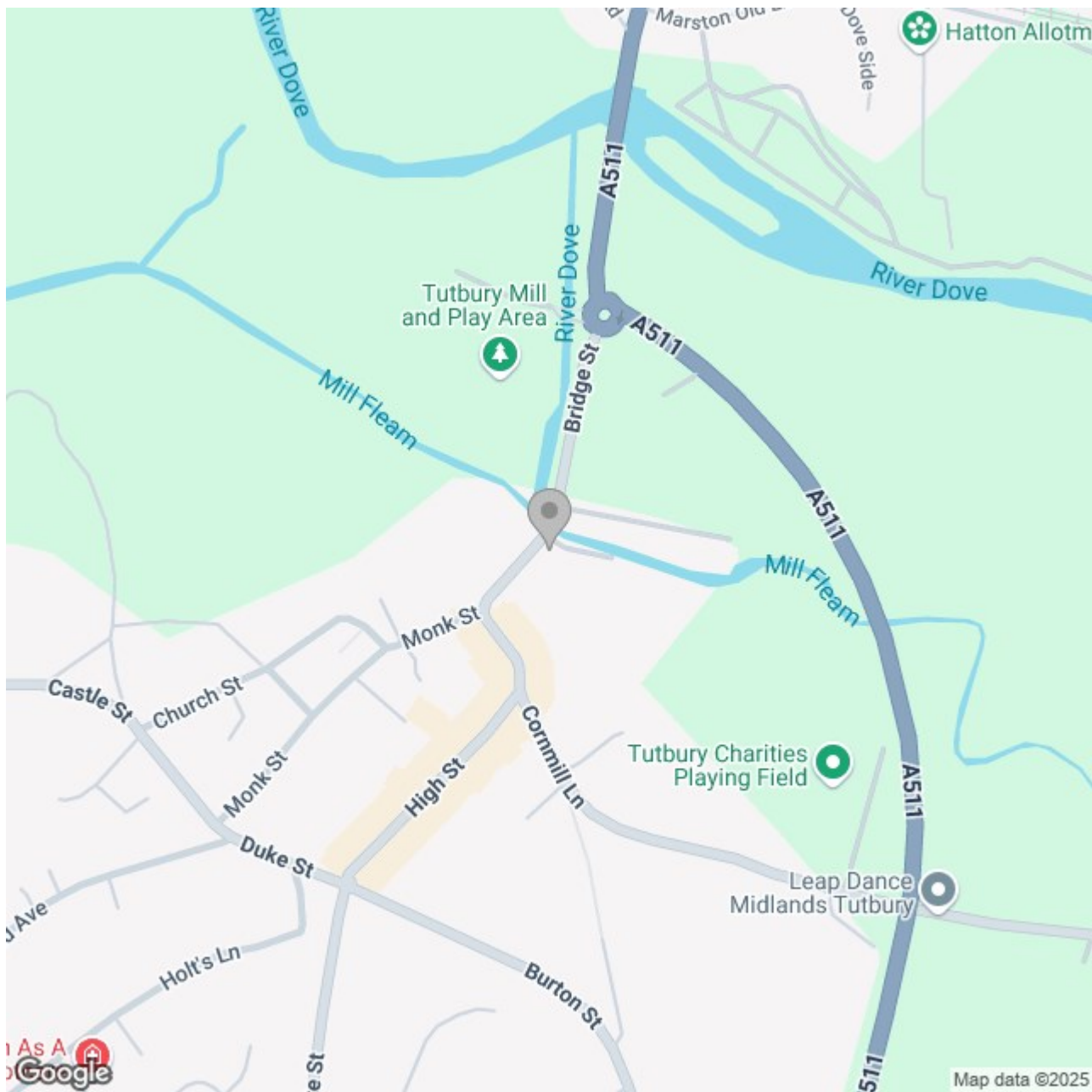
(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>86</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>59</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

**England & Wales**

EU Directive  
2002/91/EC