





Nestled in the charming village of Tutbury, this two-bedroom semi-detached house on Holts Lane presents an excellent opportunity for first-time buyers.

With a double-glazed windows throughout, featuring a living room, kitchen, two bedrooms and bathroom with double glazed windows throughout.



ABODE  
SALES & LETTINGS

















Floor 0



Floor 1

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

58.1 m<sup>2</sup>

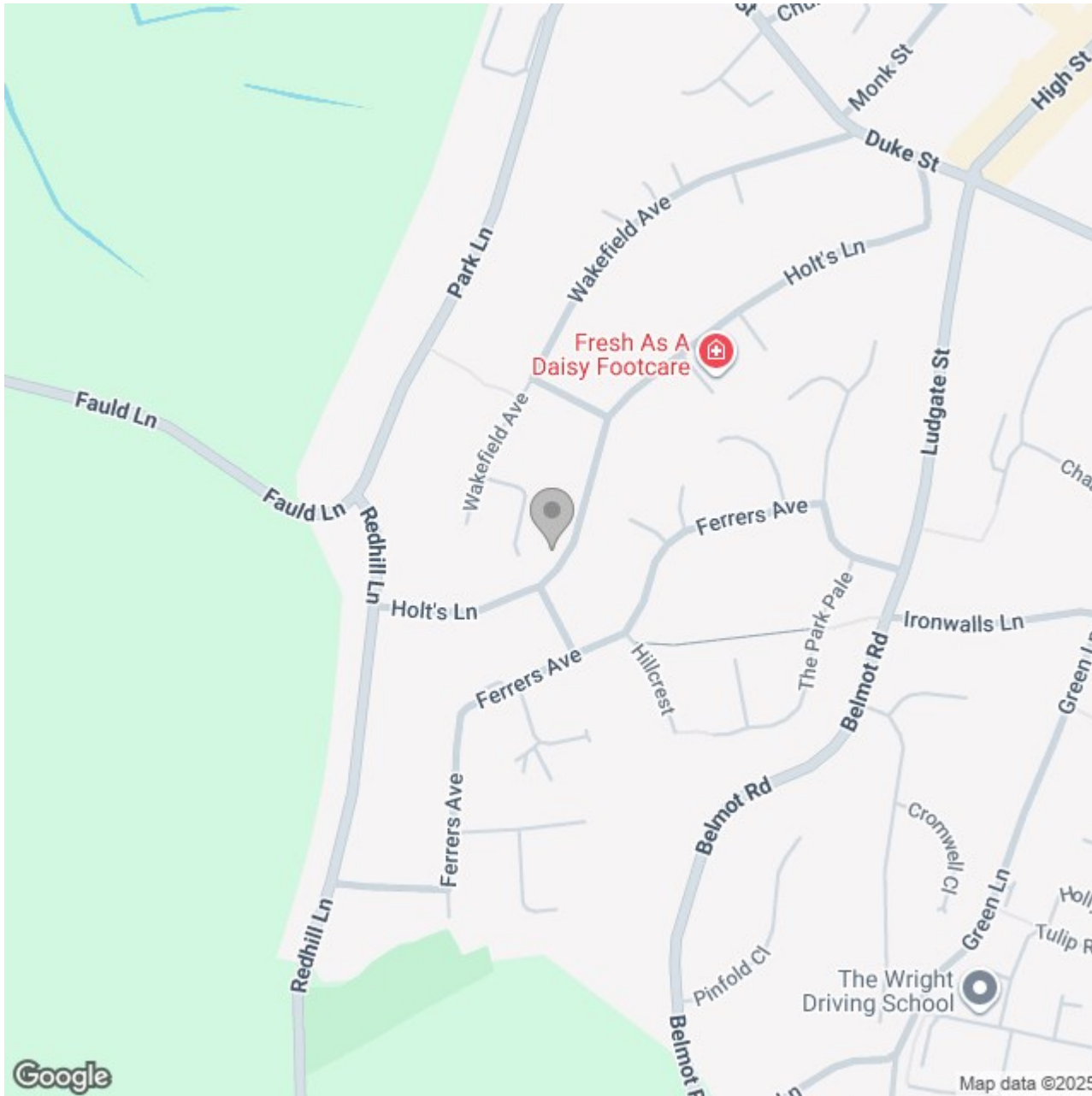
625 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               | <b>76</b> |
| (55-68) <b>D</b>                            | <b>62</b>                                                                                                     |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |