



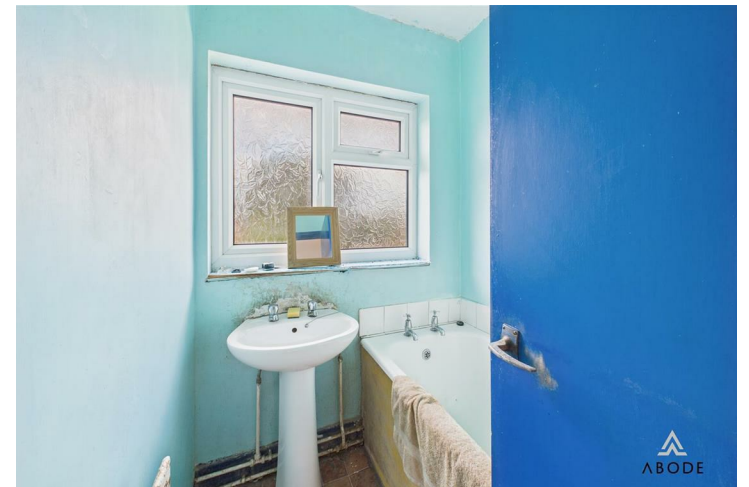


Nestled in the charming village of Tutbury, this two-bedroom semi-detached house on Holts Lane presents an excellent opportunity for first-time buyers.

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



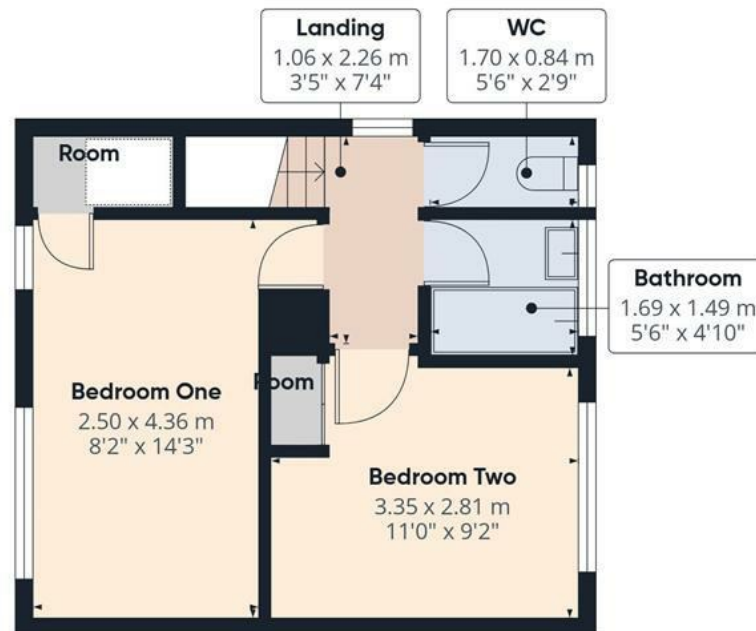
ABODE
SALES & LETTINGS







Floor 0



Floor 1

Approximate total area⁽¹⁾

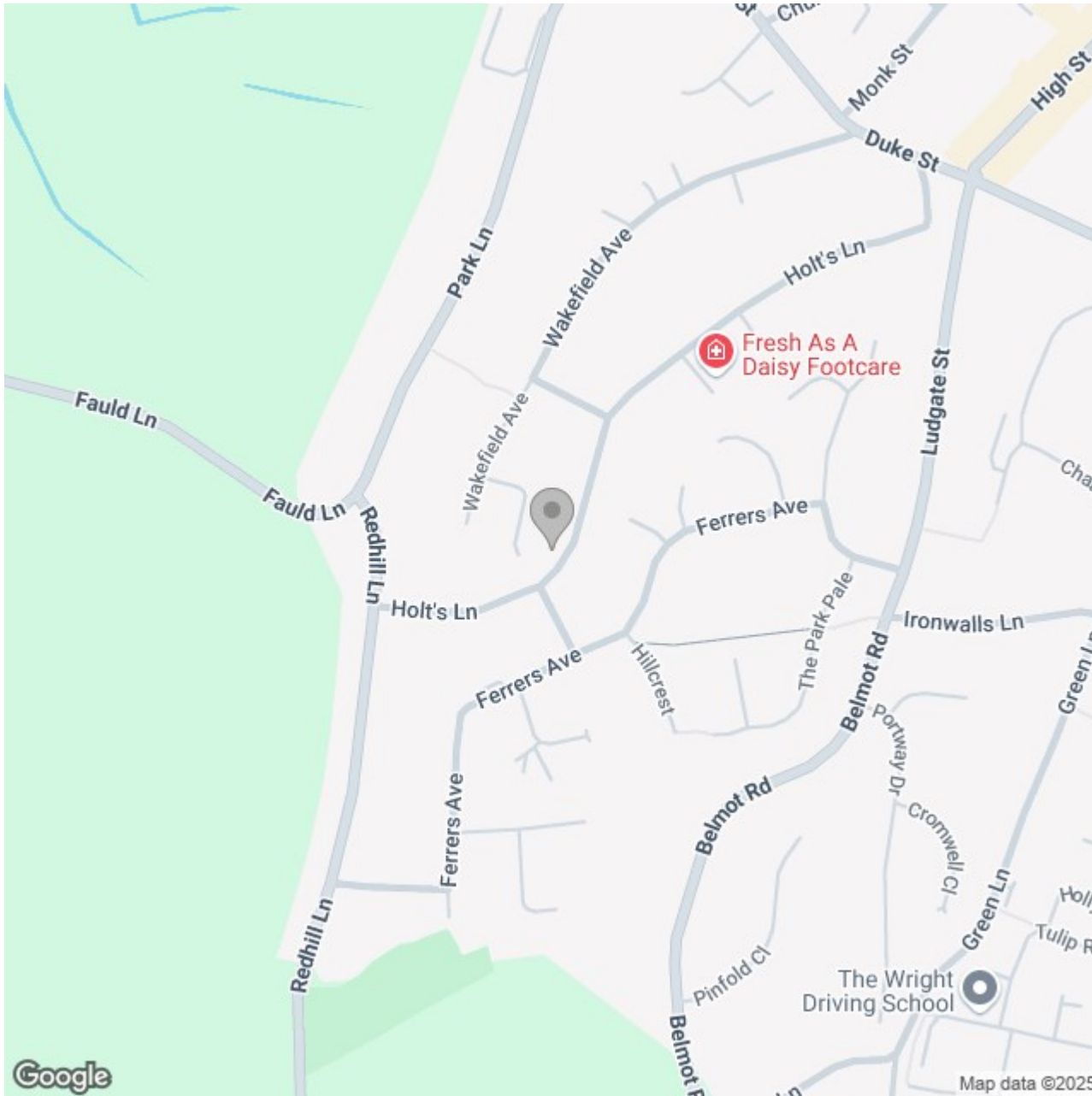
58.1 m²

625 ft²

(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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	