



Sunnyside, Fosse Road, Stratton On The Fosse

£315,000

- **Three Bed Semi Detached**
- **Ample Parking**
- **3D Interactive Tour**
- **NO ONWARD CHAIN**
- **Garage**
- **Large Enclosed Garden**
- **Council Tax Band - C**
- **Energy Rating - E**
- **Tenure - Freehold**
- **Family Home**

BARONS are delighted to welcome to the market this THREE BEDROOM semi detached property nestled in the charming village of Stratton On The Fosse. Ideal for the growing family and someone that wants to put their own stamp on a property. The property comprises a Lounge, great size kitchen/diner with doors leading into a rear lobby area which can be used as an additional room. On the first floor you are greeted with two double bedrooms, a single and a family shower room. The property's potential shines through, especially for those with a keen eye for modernisation projects. Imagine the possibilities of transforming this blank canvas into a stylish and contemporary living space tailored to your tastes. To the rear of the property you have an wide reaching garden. this property provides a peaceful retreat from the hustle and bustle of city life while still being within reach of local amenities and scenic countryside views. Don't miss out on the chance to turn this house into a home filled with character and charm. The property further benefits from double glazing, garage and parking. Call Barons today on 01761 411 411 to arrange your viewing.

Living Room 15'3" x 11'11" (4.67 x 3.64)

Kitchen / Dining Room 18'3" x 7'6" (5.58 x 2.31)

Rear Lobby 10'0" x 7'6" (3.06 x 2.31)

Bedroom One 12'9" x 11'0" (3.91 x 3.37)

Bedroom Two 11'3" x 10'8" (3.43 x 3.26)

Bedroom Three 9'4" x 6'11" (2.86 x 2.11)

Shower Room 6'7" x 5'5" (2.03 x 1.67)





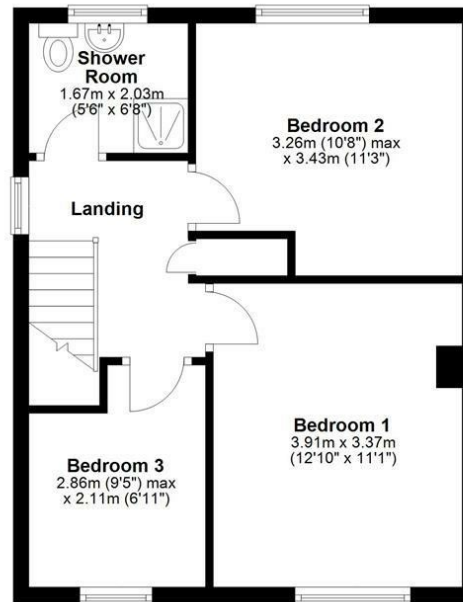
Ground Floor

Approx. 47.7 sq. metres (513.2 sq. feet)



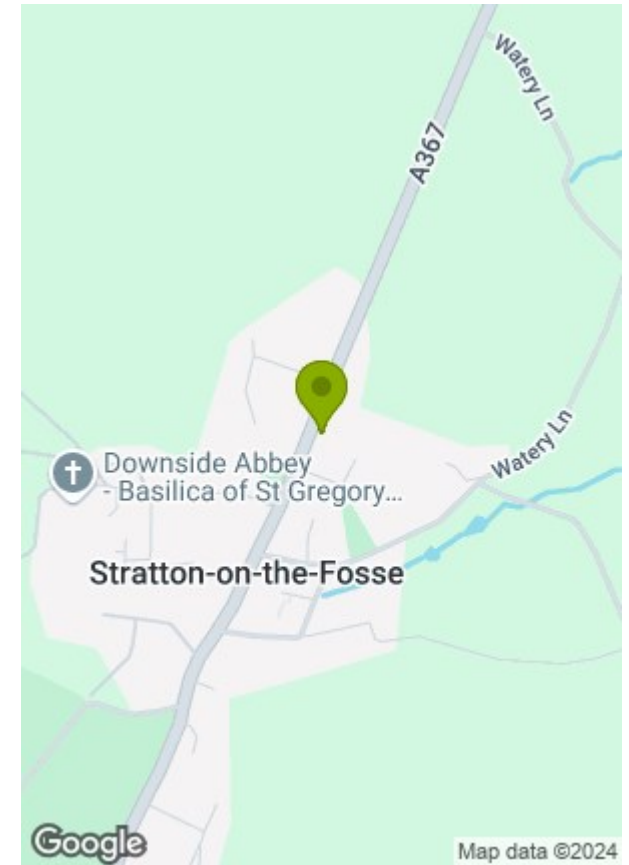
First Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



Total area: approx. 88.7 sq. metres (954.6 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.



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		
		84
	40	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.