



**ABODE**  
SALES & LETTINGS



GREAT OPPORTUNITY TO PURCHASE A TRADITIONAL SEMI DETACHED PROPERTY WITH PLENTY OF POTENTIAL TO IMPROVE.

Located in the highly regarded village of Aston on Trent this family home offers a porch and hallway, guest cloakroom, lounge, dining room and sun room, and a fitted kitchen. Three first floor bedrooms and a family bathroom. Ample parking, garage and enclosed rear garden. Offered for sale with no upward chain.



## PORCH

Entrance door into the porch with windows and a door into the hall.

## HALLWAY

Stairs to the first floor, radiator and doors to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.

## DINING ROOM

Radiator and open through to the lounge and sun room.

## LOUNGE

Upvc double glazed bay window to the front, radiator and feature fireplace with a log burner.

## SUN ROOM

Radiator and upvc double glazed window and doors onto the garden.

## KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Fitted electric double oven, gas hob, plumbing and space for a dishwasher and further appliance spaces. Upvc double glazed window to the rear and a door into the garage.

## FIRST FLOOR LANDING

Upvc double glazed window to the side and doors to -

## BEDROOM 1

Upvc double glazed window to the front and a radiator.

## BEDROOM 2

Fitted wardrobes, radiator and upvc double glazed window.



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## BEDROOM 3

Fitted wardrobes, radiator and upvc double glazed window.

## BATHROOM

Enclosed shower, low flush wc, wash hand basin, chrome ladder towel radiator, upvc double glazed window.

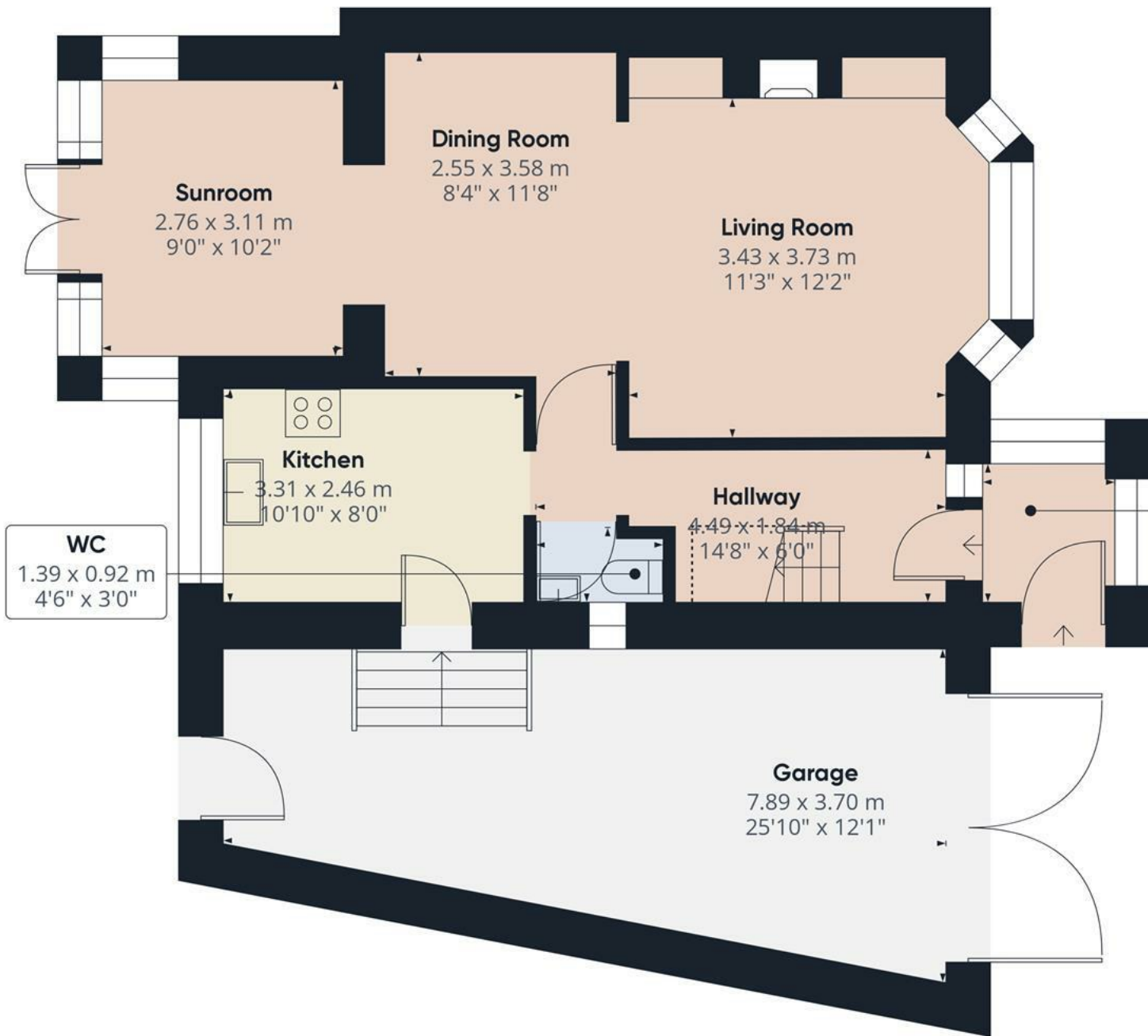
## OUTSIDE

Ample parking to the front, double gates into the garage with access into the rear garden. Decked (covered with artificial grass) and paved seating areas, fruit trees and garden shed.



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

76.05 m<sup>2</sup>  
818.6 ft<sup>2</sup>

**Reduced headroom**

1.28 m<sup>2</sup>  
13.78 ft<sup>2</sup>

(1) Excluding balconies and terraces

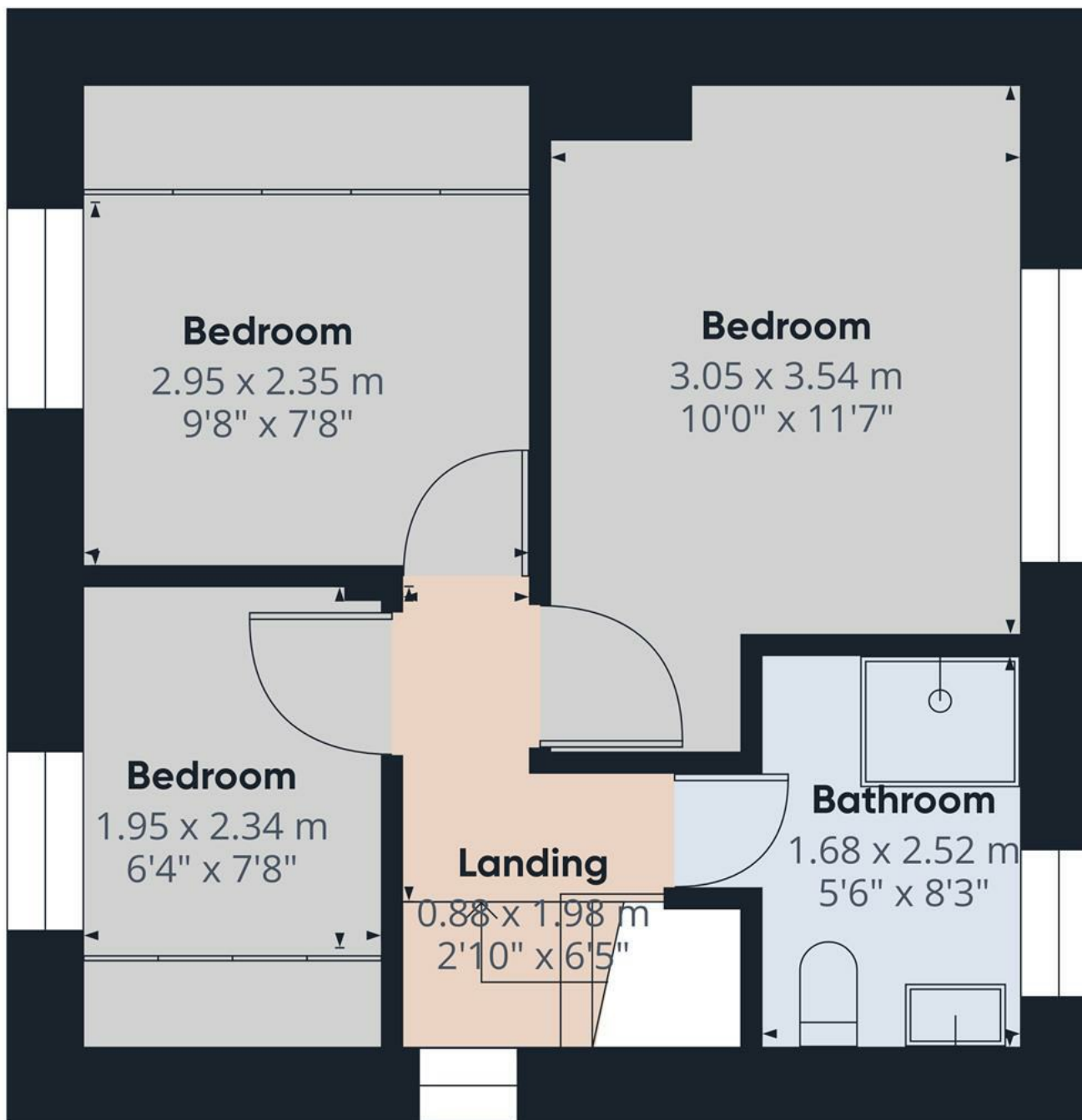
**Reduced headroom**

..... Below 1.5 m/5 ft

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 are based on RICS IPMS 3C standard.

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Floor 1

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

33.01 m<sup>2</sup>  
355.32 ft<sup>2</sup>

(1) Excluding balconies and terraces

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