

SCARGILL
MANN & CO

EST. 1995



11 The Wickets

, Burton-On-Trent, DE15 9HG

Price £134,950



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GENERAL INFORMATION

THE PROPERTY

A good size two-bedroom bungalow in this over 60's development is offered for sale with vacant possession. The bungalow sits neatly in a corner position with the benefit of a conservatory off the lounge. There is a modern fitted kitchen, a modern fitted shower room and two bedrooms. The development offers allocated parking for residents and visitors parking. It has a part-time on-site manager and the development has well-kept and attractive communal gardens.

The wickets sits close to all the local amenities with doctors, dentist, post office, co-op, florist and hairdressers all close by. There is a bus public bus service into the nearby town centre of Burton where further shopping and leisure facilities can be found.

ACCOMMODATION

ENTRANCE

Through to hallway:

HALLWAY

2'11" x 4'4" (0.88 x 1.33)
Door through to lounge:

LOUNGE

11'0" x 14'10" (3.35 x 4.52)
Has door to kitchen, storage door, glazed door through to the inner hall way, bifold doors through to the conservatory, window to the rear aspect, ceiling light points, coving to ceiling and attractive timber fire surround with ornamental tiled inserts with electric fire inset.

CONSERVATORY

9'5" x 8'0" (2.88 x 2.43)

Tiled floor, wall light points and French doors leading out into the garden.

MODERN FITTED KITCHEN

7'1" x 10'4" max x 8'2" min (2.17 x 3.15 max x 2.50 min)

Fitted with a range of base cupboards, drawers and matching eyeline cabinets, worktops incorporate a four ring electric hob and stainless steel sink with side drainer with mixer taps over, there is an integrated oven, space for fridge freezer and space for washing machine, a window looks out to the front aspect, there are recessed ceiling down lights and a heated towel rail.

INNER LOBBY

Loft access point and doors open through to bedrooms:

BEDROOM ONE

8'4" x 12'9" (2.55 x 3.89)

Window to the rear aspect, coving to ceiling, radiator and ceiling light point.

BEDROOM TWO

8'0" x 10'0" (2.44 x 3.06)

Has a window to rear aspect, radiator, coving to ceiling and ceiling light point.

MODERN FITTED SHOWER ROOM

7'0" into the back of shower x 5'9" (2.14 into the back of shower x 1.74)

Fitted with a fully tiled walk in shower with glazed screens, fitted vanity units with matching wall mounted cabinets with display lighting and mirror, the worktops are inset with a sink and there is a fitted W.C., recess ceiling down lights and tiled surrounds.

OUTSIDE

Communal gardens with allocated parking for residents and ample visitors space.

TENURE

Our client advises us that the property is leasehold for an original term of 999 years with approximately 956 years remaining. The current service charge is £225.35.pcm. Should you proceed with the purchase of this property this must be verified by your solicitor.

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

COUNCIL TAX BAND

East Staffordshire Borough Council- Band B

CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 11/2023)/A

AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>



Road Map



Hybrid Map



Terrain Map



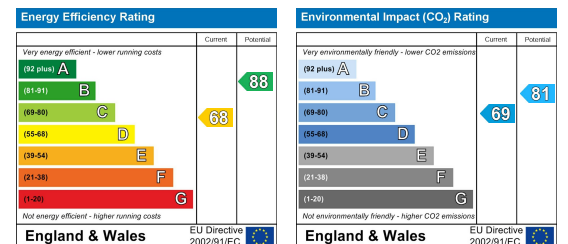
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.