



Nicholas
Humphreys

Marlborough Crescent, Burton-On-Trent, DE15 9DF

Asking Price £210,000

Marlborough Crescent, Burton-On-Trent

**** Delightful Semi Detached Bungalow ** Desirable Location ** No Upward Chain ****

A semi detached bungalow available with no upward chain offering good size accommodation with the benefit of gas central heating and majority uPVC double glazing throughout. The home opens with a welcoming entrance hallway, lounge on the front elevation with an attractive front bay window. The kitchen is positioned on the rear aspect with a selection of fitted units and built-in appliances, with a conservatory on the rear elevation overlooking an attractive rear garden. There are two bedrooms, the larger on the rear elevation and the second on the front aspect with built-in wardrobes. The bathroom provides a three piece bathroom suite with an electric shower positioned above the bath.

The home is set back from the road with front garden and driveway allowing vehicle access to the impressive detached garage. The property is well positioned for many local amenities including various shops and takeaway's, and a walk along the Stapenhill Gardens & Trent Washlands, leads to Burton town centre across the Victorian Ferry Bridge. View by Appointment Only.



The Accommodation

A semi detached bungalow offering good size accommodation with the benefit of gas central heating supplied by the gas fired combination boiler located within the loft space and majority uPVC double glazing throughout.

A side entrance door leads to a welcoming entrance hallway, lounge on the front elevation with an attractive front bay window and feature living flame effect gas fire.

The kitchen is positioned on the rear aspect with a selection of fitted units and built-in oven and gas hob, with freestanding appliance spaces for washing machine and fridge freezer and an additional side door leading to the side driveway and rear garden.

The conservatory has uPVC double glazing and is located on the rear aspect of the bungalow, overlooking an attractive rear garden.

There are two bedrooms, the larger on the rear elevation with cupboard housing the fuse board, and the second bedroom on the front aspect with built-in wardrobes with sliding doors. The bathroom provides a three piece bathroom suite comprising WC, hand wash basin and bath with an electric shower positioned above.

The home is set back from the road with front garden and driveway allowing vehicle access to the impressive detached garage located within the rear garden, which has lawn area, garden shed and paved patio . The property is well positioned for many local amenities including various shops and takeaway's, and a walk along the Stapenhill Gardens & Trent Washlands leads to Burton town centre across the Victorian Ferry Bridge.

Reception Hallway

Lounge

4.80m x 3.05m (15'9 x 10'0)

Kitchen

3.15m x 2.54m (10'4 x 8'4)

Conservatory

5.41m x 2.21m (17'9 x 7'3)

Bedroom One

4.09m x 3.02m (13'5 x 9'11)

Bedroom Two

2.74m x 2.57m (9'0 x 8'5)

Bathroom

1.88m x 1.65m (6'2 x 5'5)

Detached Garage

Front & Rear Garden

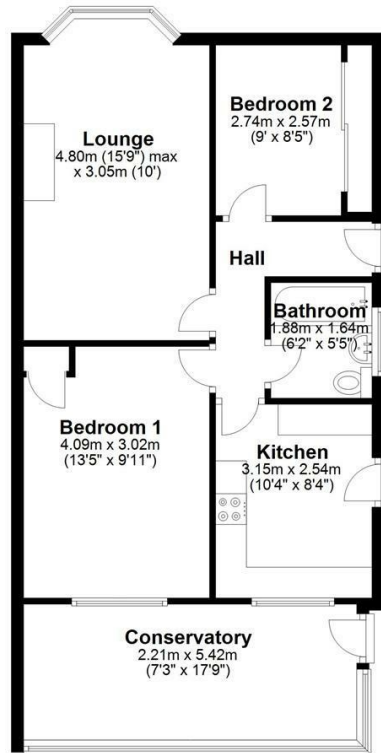
Detached Garage

6.10m x 3.35m (20'0 x 11'0)





Ground Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Council Tax Band B
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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