



Nicholas
Humphreys

Henhurst Ridge, Burton-On-Trent, DE13 9TH

Asking Price £225,000

Henhurst Ridge, Burton-On-Trent

A fully modernised and refurbished semi-detached bungalow, located within a desirable area offering a high standard of interior accommodation with the benefit of uPVC double glazing and gas central heating throughout the home.

In brief the home provides a welcoming reception hallway, lounge diner on the rear elevation leading to a uPVC conservatory. The modern fitted kitchen has a wide selection of fitted units with built-in appliances including oven, gas hob, dishwasher, washing machine and fridge freezer.

There are two good size bedrooms, the master having built-in wardrobes, and a modern fitted bathroom with a three piece white bathroom suite. Outside the home occupies an established plot with double width driveway providing off road parking for a variety of vehicles with double gates leading to the detached garage/ workshop. The rear garden offers a good degree of privacy with paved patio, lawn and flower borders.

All viewings by prior appointment.



The Accommodation

A fully modernised and refurbished semi-detached bungalow, located within a desirable area offering a high standard of interior accommodation with the benefit of uPVC double glazing and gas central heating throughout the home.

The home opens with a uPVC side entrance door to the the welcoming reception hallway with access to loft space and internal doors lead off to the bedrooms and bathroom. The lounge diner on the rear elevation has a feature electric fire set within an Adams style fire surround, an internal door to the kitchen and uPVC window and door leads through to the uPVC conservatory, overlooking the established garden with French patio doors opening onto the patio area.

The modern fitted kitchen has a wide selection of fitted units with built-in appliances including oven, gas hob, dishwasher, washing machine and fridge freezer, all concealed behind matching cupboard facias, with a window overlooking the garden and side access door the garden and driveway.

There are two good size bedrooms, the master having built-in triple wardrobes across one wall, and a modern fitted bathroom with a three piece white bathroom suite with shower positioned above the bath, with glass screen, complimentary wall tiling, cupboard and window to the side elevation.

Outside the home occupies an established plot with double width driveway providing off road parking for a variety of vehicles set behind removable post and chain fencing, with double gates leading to the detached garage/ workshop with up over door, power and light. The rear garden offers a good degree of privacy with paved patio, lawn and flower borders.

Hallway

Lounge Diner

5.44m x 3.66m (17'10 x 12'0)

Conservatory

3.61m x 2.69m (11'10 x 8'10)

Kitchen

2.44m x 2.29m (8'0 x 7'6)

Bedroom One

3.05m to wardrobes x 2.97m (10'0 to wardrobes x 9'9)

Bedroom Two

2.97m max x 2.46m max (9'9 max x 8'1 max)

Fitted Bathroom

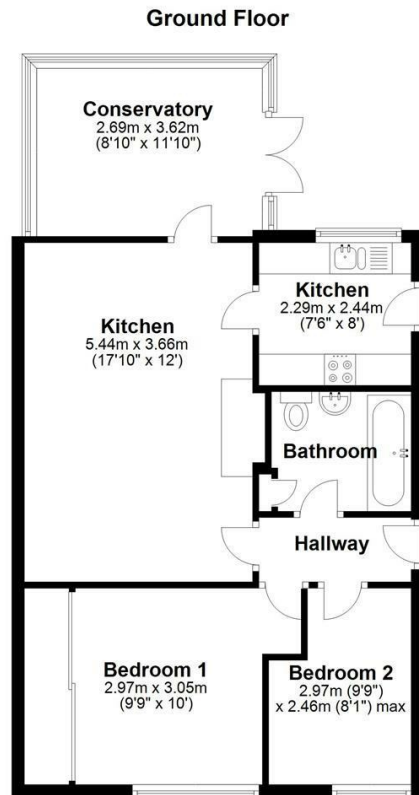
Garage/ Workshop

Draft details awaiting vendor approval and subject to change.

The property is in the ownership of our vendor and there is a member of staff working within the offices of Nicholas Humphreys Burton, that is a relative of the owner/ occupiers. This is declared in relation to the Estate Agency Act 1979. Awaiting EPC inspection.







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.

Council Tax Band C
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(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	

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.

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