



Henhurst Ridge, Burton-On-Trent, DE13 9TH Offers Over £180,000

** Semi detached Bungalow ** In Need Of Refurbishment ** Extended Lounge **

A semi detached bungalow in need of moderate refurbishment with uPVC double glazing and gas central heating the home offer a reception hallway, lounge on rear aspect with open access to an extended sun lounge/ dining area with uPVC window and door overlooking the rear garden.

There is a kitchen in need of being refitted with a wall mounted gas central; heating boiler, with side door to the driveway.

The bathroom offers a three piece white bathroom suite and cupboard housing the emersion tank. There are two bedrooms across the front aspect. Outside is a front block paved driveway leading to the single garage and enclosed rear garden. Positioned within a popular location, this home offers the opportunity to improve to your desired finish and expectation. All viewings by appointment only.

The Accommodation

Hallway

Lounge

5.18m x 3.63m (17'0 x 11'11)



Kitchen

2.46m x 2.36m (8'1 x 7'9)



Bedroom One

3.63m x 2.95m (11'11 x 9'8)

Bedroom Two

2.95m x 2.49m max (9'8 x 8'2 max)

Bathroom

2.18m x 1.68m (7'2 x 5'6)



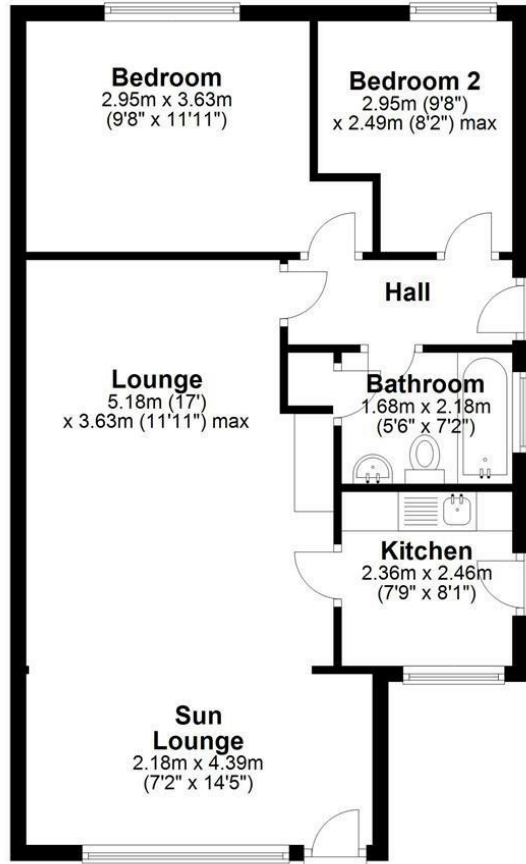
Garage & Garden



The home requires internal improvement and refurbishment, therefore we cannot guarantee the internal fixtures and fittings, plug sockets and heating as to their working order. Draft details awaiting vendor approval and subject to change. Awaiting EPC Inspection



Ground Floor



Total area: approx. 61.4 sq. metres (660.4 sq. feet)

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

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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 89 </div> |
| (81-91) B | | | |
| (69-80) C | | 70 | |
| (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 | |

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