



Foston Avenue, Burton-On-Trent, DE13 0PH

£250,000

Nicholas
Humphreys

Foston Avenue, Burton-On-Trent

A traditional bay fronted semi-detached home, having been extended on the ground floor to provide superior family accommodation, with an attractive rear garden on a generous plot.

The home is double glazed and gas centrally heated throughout, and offers a welcoming reception hallway with lounge to the front elevation with walk-in bay window and feature fireplace, the extended rear sitting room across the rear aspect, alongside the extended kitchen.

The first floor has a generous master bedroom on the front elevation with feature bay window, a second double bedroom overlooking the rear garden, and a third single bedroom. The bathroom offers a three piece fitted bathroom suite.

Outside the home has a block paved driveway across the front, with double side gates leading to the garage within the good size rear garden. A traditional period home offering further potential for improvement, ideal for the growing family, within a desirable location positioned near to Burton Hospital and many local amenities. No Upward Chain, Ready to View.



The Accommodation

Reception Hallway

With an original front door with stain glass insets, oak flooring with stairs rising to the first floor accommodation with side panelling.

Lounge

4.57m max x 3.66m max (15'0 max x 12'0 max)

Located on the front elevation with a period style feature fireplace, walk-in bay window and oak flooring.

Sitting Room

5.79m max x 3.66m max (19'0 max x 12'0 max)

Originally the dining room, an extension across the rear aspect gives further space to the room with patio doors onto the garden and log burner set within the chimney breast and ample space for sitting room furniture and dining table.

Extended Kitchen

4.75m x 2.13m (15'7 x 7'0)

Fitted with a selection of fitted units with freestanding appliance spaces for cooker, fridge freezer and washing machine, wall mounted gas central heating boiler, under stair cupboard/ pantry and back door to the garden.

Master Bedroom

4.57m max x 3.66m max (15'0 max x 12'0 max)

With walk-in bay window located on the front elevation.

Bedroom Two

3.66m max x 3.68m max (12'0 max x 12'1 max)

Fitted with a selection of furniture including, desk and drawers, double wardrobes and window to the rear aspect.

Bedroom Three

2.24m x 2.13m (7'4 x 7'0)

With window on the front aspect.

Bathroom

2.41m x 2.13m (7'11 x 7'0)

Fitted with a period bathroom suite with cast roll top bath, hand was basin and WC, cupboard housing a hot water cylinder.

Outside

Front block paved driveway and double gates leading to further driveway and the extended garage. The garden is mainly laid to lawn with side border.

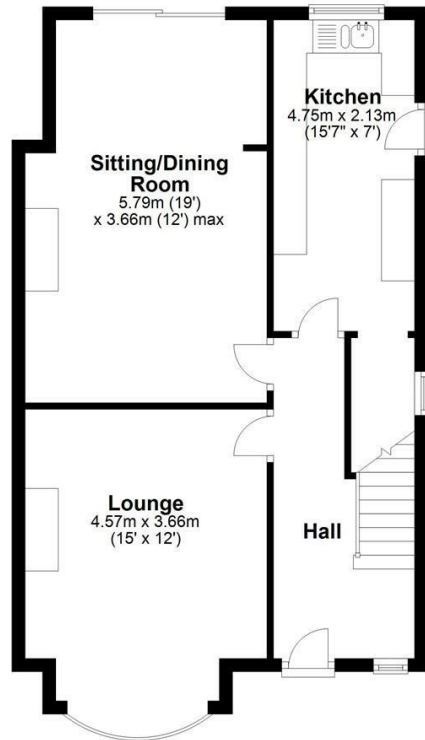
The home has gas central heating and is double glazed with a mix of hard wood and aluminium frames. Offered with no upward chain.

Draft details awaiting vendor approval and subject to change.

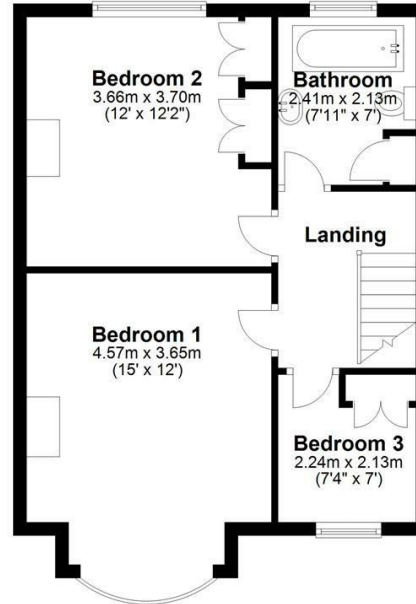




Ground Floor



First 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.

Council Tax Band B
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		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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