



**Fairham Road, Stretton, Burton-On-Trent, DE13 0BU**  
**Asking Price £199,950**

A Detached Bungalow located within a cul de sac location in the heart of Stretton set back from the road with a block paved driveway leading to a detached single garage.

The internal accommodation in brief provides reception hallway with internal door to the spacious lounge on the front aspect, with feature fire place, a modern fitted kitchen with spaces for cooker, a fridge freezer, and plumbing for a washing machine.

Situated at the rear of the property, the master bedroom overlooking the rear gardens, with a range of fitted wardrobes, and the second bedroom across the front elevation, and a Shower / Wet room. The internal accommodation is uPVC double glazed and is centrally heated via a combination boiler concealed within the roof space. Outside is a well maintained garden with patio and lawn, access side door to the single garage.

No Upward Chain.

## The Accommodation

A detached Bungalow located within a cul de sac location in the heart of Stretton, within easy reach to many local amenities with local shops and bakery close by.

The home is set back from the road with a block paved driveway leading to a detached single garage, and side door access to the bungalow. The side door leads to the reception hallway with internal door to the spacious lounge on the front aspect, with feature fire place with inset gas fire and curved bay window overlooking the front of the property.

The kitchen is positioned on the rear aspect with a selection of fitted wall and base units, spaces for cooker, a fridge freezer, and plumbing for a washing machine. A door from the kitchen leads out to the delightful rear garden, with paved patio area.

Situated at the rear of the property, the master bedroom overlooking the rear gardens, with a range of fitted wardrobes, and the second bedroom across the front elevation. The Shower / Wet room is fitted with WC, hand was basin and shower above a self draining floor. The internal accommodation is uPVC double glazed and is centrally heated via a combination boiler concealed within the roof space.

Outside is a well maintained garden with patio and lawn, access side door to the single garage, and fenced boundaries.

The village of Stretton offers an array of amenities, convenient access to the A38, connecting to the A50 and Burton town centre.

## Hallway

## Lounge

5.16m x 3.33m (16'11 x 10'11)



## Kitchen

2.97m x 2.62m (9'9 x 8'7)



## Bedroom One

3.66m x 3.33m (12'0 x 10'11)



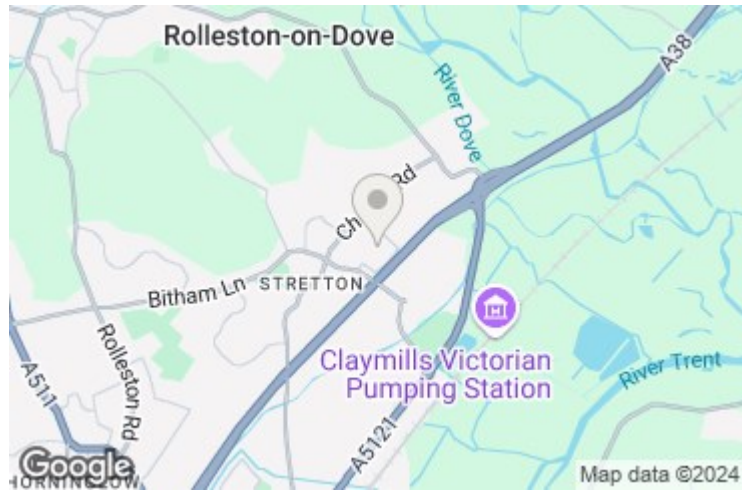
## Bedroom Two

3.00m x 2.87m (9'10 x 9'5)



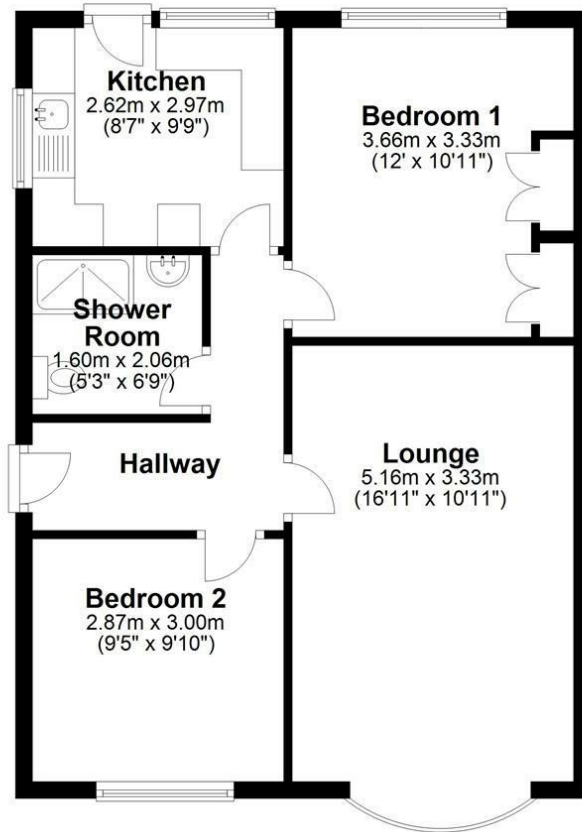
# Shower Room

2.06m x 1.60m (6'9 x 5'3)



Draft details awaiting vendor approval and subject to change.

## 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.

## 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.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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