



Harwood Avenue, Burton Upon Trent, Branston, Burton-On-Trent, DE14 3JB

** Semi Detached Bungalow ** Two Bedrooms ** Well Presented Throughout ** No Upward Chain **

A semi detached bungalow located within this popular residential area offering modern interior accommodation with the benefit of uPVC double glazing and gas central heating throughout.

The home opens with a new, secure uPVC side entrance door to the hallway, with doors leading off to the two good size bedrooms across the front elevation.

The lounge diner, located on the rear aspect has a feature fire place with uPVC picture window and door onto the rear garden. The fitted kitchen has a selection of oak fronted units with with freestanding appliance spaces and new uPVC door onto the side aspect. The shower room has a double shower enclosure, part of a three piece shower room suite, with cupboard housing a modern "Baxi" combination boiler supplying the hot water and central heating system.

Outside is the front garden and driveway, leading to a detached garage with new roof, power and light. The rear garden has paved patio, lawn, garden shed and green house. No upward chain, ready to view.

Location

Harwood Avenue is a short walk to Morrisons supermarket, with Branston offering various amenities such as a bakers, cafes, takeaways, golf & country club and Branston water park, along side the Trent & Mersey Canal with delightful walks through the countryside.

The Accommodation

The home has two secure new uPVC doors to enter the accommodation.

Entrance Hallway

With internal doors leading to the two bedrooms across the front elevation, central bathroom and lounge diner.

Lounge Diner

5.41m x 3.56m max (17'9 x 11'8 max)



An open plan lounge diner with feature electric fire with marble surround, radiator and uPVC window and door to the rear garden.

Kitchen

2.51m x 2.34m (8'3 x 7'8)



Fitted with a selection of oak front base and wall units, cooker space with gas point, further freestanding appliance space, tile flooring, concealed fridge freezer, uPVC window to the rear aspect and door onto the driveway.

Master Bedroom

3.58m x 3.00m (11'9 x 9'10)



Located on the front aspect with uPVC window and radiator.

Bedroom Two

3.58m max x 2.49m max (11'9 max x 8'2 max)



Located on the front aspect with uPVC window and radiator.

Shower Room

2.24m x 1.68m (7'4 x 5'6)



Fitted with WC, hand wash basin, double shower enclosure with electric shower above and complimentary wall tiling. A uPVC window to the side aspect and cupboard housing a gas combination boiler.

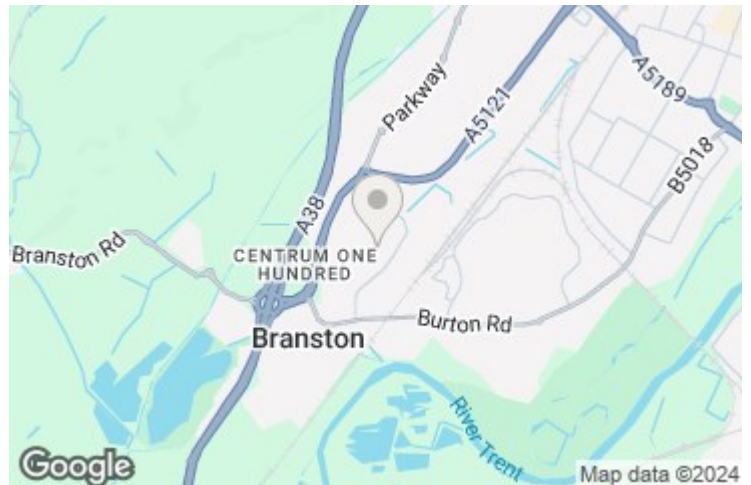
Outside



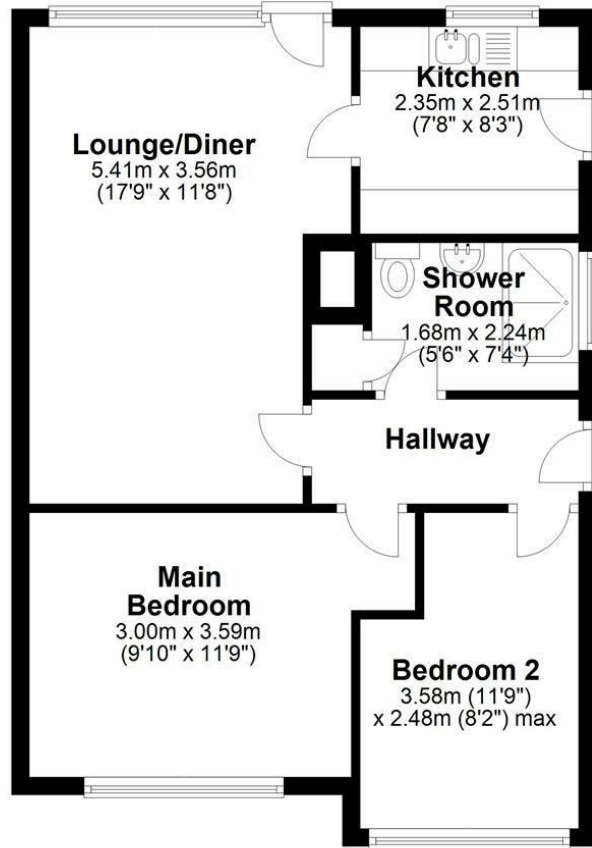
The front garden is low maintenance with block paved driveway to front and side leading to the detached single garage with front up over door, power and light. The rear garden has a slab patio and lawn area, garden shed and greenhouse at the rear of the garden.



Draft details awaiting vendor approval and subject to change. Awaiting EPC inspection.



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 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			88
(81-91) B			
(69-80) C		71	
(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

01283 528020

NICHOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN