



Dallow Crescent, Burton Upon Trent, DE14 2PN

£184,950

*** IDEAL STARTER HOME *** IDEAL INVESTMENT PURCHASE ***

Nicholas Humphreys are delighted to present to the market this ideal starter home or investment purchase. The property has undergone some cosmetic refurbishment, situated close to all local amenities, town centre & Burton Queens Hospital.

Having UPVC double glazing and gas central heating this home comprises of in brief:- entrance lobby, reception room, fully fitted kitchen. First floor offers three well proportioned bedrooms and a family bathroom. Outside the front provides a fore garden with extensive driveway providing ample off road parking. To the rear is a paved seating area with recently installed metal garden shed and lawn garden with a mixture of shrubs, plants and trees.

APPROACH

The property is positioned in the heart of a small cul-de-sac, driveway giving off road parking for a number of cars, lawned front garden and side doorway giving access to the entrance lobby.

ENTRANCE LOBBY

1.63 x 1.07 (5'4" x 3'6")



Having staircase rising to first floor, laminate to the floor, ceiling light point and doorway giving access to the lounge.

LOUNGE

4.47 x 3.78 (14'7" x 12'4")



Having Upvc double glazed bay window to front elevation, one central heating radiator and feature fireplace with fitted gas fire, spot lights to the ceiling and laminate to the floor.

EXTRA PHOTOGRAPH



FITTED KITCHEN



Fitted with a modern range of wall and base units with complementary working surfaces, Upvc double glazed window to rear elevation, door opening out to rear patio area, Worcester Bosch gas fired condensing central heating boiler, plumbing for automatic washing machine, space for tumble dryer, stainless steel sink and drainer, integrated oven with four ring induction hob and extractor fan over and tiled splashback. Large pantry cupboard gives useful storage.

EXTRA PHOTOGRAPH



LANDING

2.59 x 1.07 (8'5" x 3'6")

Having one central heating radiator, loft access point and carpet to the floor.

MASTER BEDROOM

3.66 x 2.95 (12'0" x 9'8")



Having uPVC double glazed window to front elevation, one central heating radiator and storage cupboard.

BEDROOM TWO

3.56 x 2.46 (11'8" x 8'0")



Having uPVC double glazed window to rear elevation, one central heating radiator and storage cupboard.

BEDROOM THREE

2.16 x 1.83 (7'1" x 6'0")

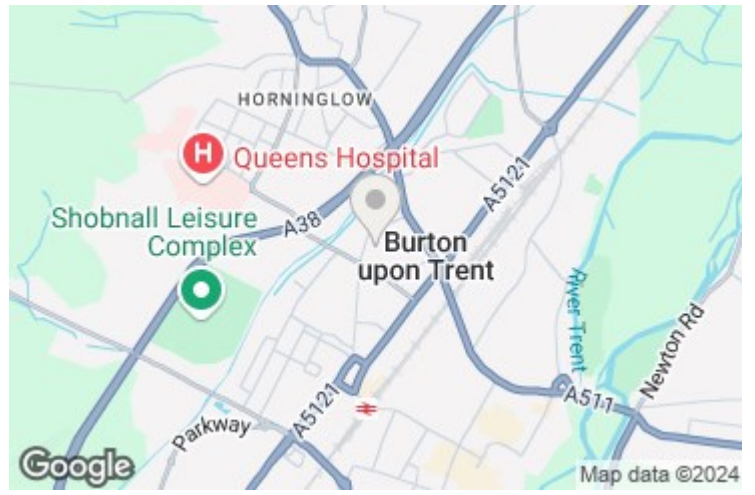
Having uPVC double glazed window to front elevation and one central heating radiator.

FAMILY SHOWER ROOM



Having three piece suite comprising corner shower cubicle, low level wc, wall mounted sink, wall mounted towel rail, obscure upvc double glazed window to rear elevation and tiled splashbacks.

OUTSIDE



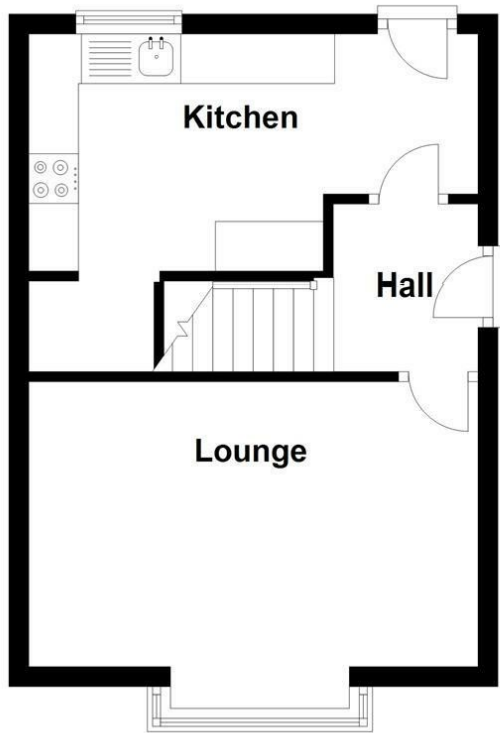
To the front is a driveway providing extensive parking. To the rear is a paved seating area, extensive astro turfed rear garden with a 20' garage with power and lighting also a long metal garden shed.



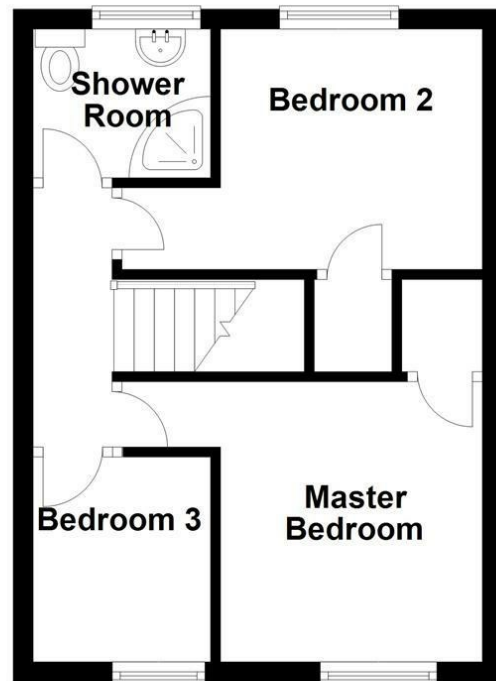
Draft details awaiting vendor approval and subject to change.



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.

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		62	
(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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