



Holly Green, Stapenhill,
Burton-on-Trent



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Guide price £142,000



Key Features

- Modern Retirement Bungalow
- Situated On The Ever Popular Holly Green Development
- Well Presented Throughout
- Upvc Double Glazing & Gas Fired Central Heating
- Lovely Position Overlooking Central Courtyard
- Immediate Vacant Possession
- EPC rating D
- Leasehold





*** Over 55 Bungalow In Central Courtyard *** Situated within the ever popular Holly Green development this well positioned retirement bungalow is offered for sale with immediate vacant possession and presented to a good standard. The accommodation in brief comprises: - canopied entrance, entrance hall, good sized lounge, kitchen, inner hallway leading to two bedrooms and shower room. Parking is provided and the development is surrounded by communal grounds.

Accommodation In Detail

Open Canopied Entrance

housing both gas and electrical meters and providing some minimal storage. Hardwood entrance door leading to

Entrance Lobby

having coving to ceiling, one central heating radiator and doorway leading through into

Main Sitting Room 4.36m x 2.76m extending to 3.9

having Upvc double glazed window to front elevation, one double central heating radiator and coving to ceiling.

Kitchen 2.31m x 3.51m (7'7" x 11'6")

having a good range of woodgrain effect base and eye level units with light oak trim and complementary working surfaces, polycarbonate sink and draining unit, Upvc double glazed window to front elevation, fitted Vaillant wall mounted condensing boiler, one central heating radiator and doorway opening through into the pantry with range of fitted shelving.

Inner Hallway

having access to loft space and useful full height broom cupboard.

Bedroom One 2.95m x 3.17m (9'8" x 10'5")

having Upvc double glazed window to rear elevation, one central heating radiator, coving to ceiling and built-in double wardrobe.

Bedroom Two 3.25m x 1.9m extending to 2.22

having one central heating radiator and Upvc double glazed sliding patio doors opening out to the rear patio.

Shower Room 2.30m x 1.96m (7'6" x 6'5")

having over-sized shower enclosure with sliding door and fitted Mira electric shower, pedestal wash basin, low level wc, extensive tiling complement around shower area, fitted extractor vent, one central heating radiator and airing cupboard incorporating lagged hot water cylinder and range of shelving.

Services

All mains are believed to be connected.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

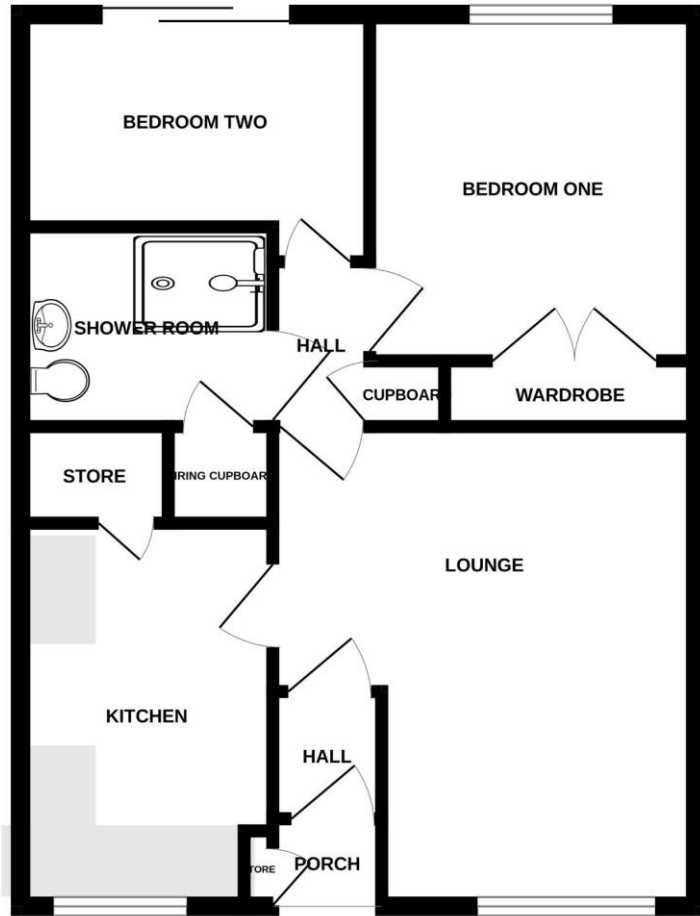
Leasehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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