



Holly Green, Stapenhill,
Burton-on-Trent



Leasehold

£140,000



Key Features

- Retirement Bungalow
- Newly Installed Double Glazing & New Combi Boiler
- Upvc Double Glazing & Gas Fired Central Heating
- Two Bedrooms
- Corner Plot Position
- Over 55's Development
- EPC rating D
- Leasehold





*** Retirement Bungalow In Fabulous Position *** Situated in on this excellent plot this spacious well presented bungalow is worthy of an internal inspection in order to appreciate the accommodation on offer. In brief the accommodation comprises: - entrance hall, large lounge/diner, kitchen with pantry off, two well proportioned bedrooms and bathroom. The property enjoys a large corner plot and offers good levels of privacy.

Accommodation In Detail

Open Canopied Entrance

having security entrance door leading to

Entrance Hall

having access to loft space, one central heating radiator, fitted smoke alarm and useful broom/storage cupboard.

Reception Room

4.43m x 4.45m (14.5ft x 14.6ft)

having Upvc double glazed sliding patio doors opening out onto the rear patio, Upvc double glazed window to rear elevation, feature wall mounted living flame remote controlled electric fire, coving to ceiling, thermostatic control for central heating, one central heating radiator, coving to ceiling and centre ceiling rose.

Kitchen

2.14m x 3.63m (7ft x 11.9ft)

having Upvc double glazed window to rear elevation,, good range of cream fronted base and eye level units with light oak trim, rolled edged working surfaces, gas and electric cooker points, plumbing for washing machine, polycarbonate sink and draining unit, coving to ceiling, one central

heating radiator, full tiling complement to walls and fitted Worcester condensing combi gas fired central heating boiler. Pantry having extensive array of fitted shelving.

Master Bedroom

3.23m x 3.16m (10.6ft x 10.4ft)

having Upvc double glazed window to front elevation, one central heating radiator, range of built-in double wardrobes with shelving and hanging space, kneehole dressing table with cupboards and drawers and display niche.

Bedroom Two

1.95m x 3.3m (6.4ft x 10.8ft)

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

Bathroom

having three piece suite having panelled bath with electric shower over, pedestal wash basin, low level wc, full tiling complement to walls, one central heating radiator and full height airing cupboard with central heating radiator and range of fitted shelving.

Outside

The property enjoys a large plot on the entrance to this secure development. All gardens are maintained by the scheme. There is a private patio area to the rear of this property and an external tap. Parking is provided.

Services All mains services are believed to be connected to the property.

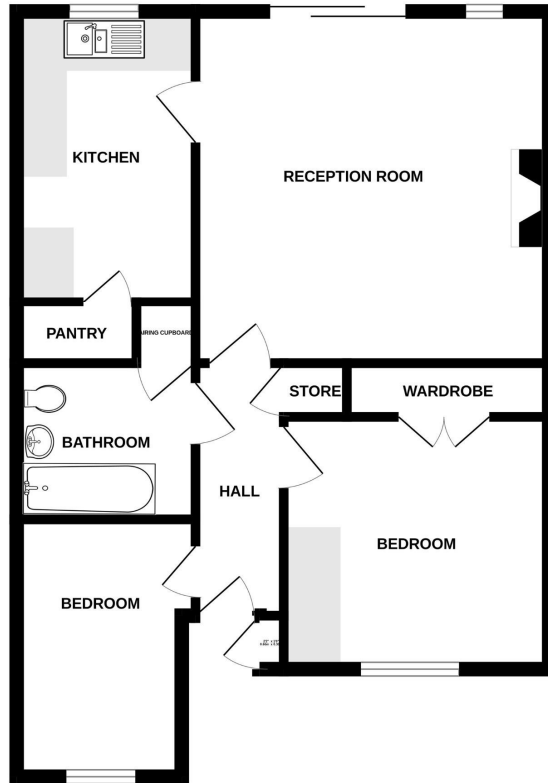
Measurement The approximate room sizes are quoted in imperial. The metric equivalent is included in brackets.

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.

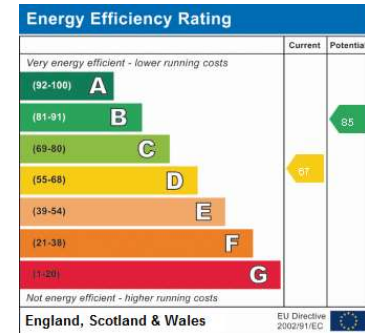
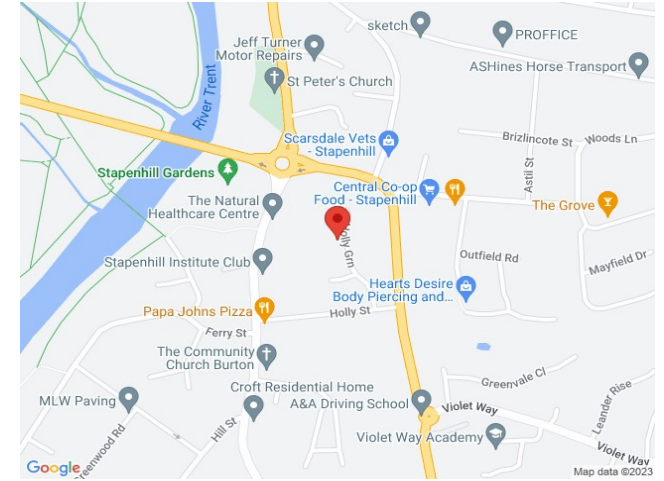
Note The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

GROUND FLOOR

Floorplan



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.
Made with Metropix 12/2023



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