



Woodland Road, Stanton,  
Burton-on-Trent



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Guide price £125,000



## Key Features

- Two Bedroomed Semi Detached Home
- Elevated Position With Views To Front & Rear
- Colour Gas Central Heating
- Upvc Double Glazing
- Immediate Vacant Possession
- Ideal Up-Grading Project
- EPC rating G
- Freehold





Situated in this convenient position, within a close proximity of Burton upon Trent and Swadlincote, this traditional two bedroomed semi detached cottage is worthy of an internal inspection. The home features in brief: - large open plan lounge/diner, fitted kitchen, ground floor bathroom and on the first floor a landing leads to two good sized bedrooms. Outside to the front is a deep gravelled forecourt, to the side is a yard and brick built store and to the rear is a small gravelled seating area.

### Accommodation In Detail

Upvc entrance door leading to:

#### Lounge/Diner 6.10m x 3.75m (20'0" x 12'4")

having large Upvc double glazed picture window to front elevation, double glazed window to rear, two central heating radiators, exposed beams to ceiling, fitted laminate flooring and doorway giving access to first floor staircase.

#### Kitchen 3.77m x 1.78m (12'5" x 5'10")

having a good range of fitted oak effect base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, four ring electric hob with oven under and extractor over, one central heating radiator, ceramic tiling to floor and useful understairs store.

#### Bathroom 0.00m x 0.00m (0'0" x 0'0")

having three piece suite comprising panelled bath with electric shower over, pedestal wash basin, low level twin flush wc, full tiling complement to walls and floor, chrome ladder towel radiator and cupboard containing fitted Glowworm gas fired central heating boiler.

### On The First Floor

#### Landing

leading to:

#### Bedroom One 3.95m x 3.31m (13'0" x 10'11")

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

#### Bedroom Two 2.93m x 2.66m (9'7" x 8'8")

having Upvc double glazed window to rear elevation, useful overstairs storage cupboard and one central heating radiator.

### Outside

The property is set back from the road behind a gravelled forecourt and steps lead to the side of the property. There is a useful brick built store and yard to the side and to the rear is a gravelled/slate seating area.

### Services

All mains services except gas are believed to be connected to the property.

### Measurement

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

### Tenure

Freehold - 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.

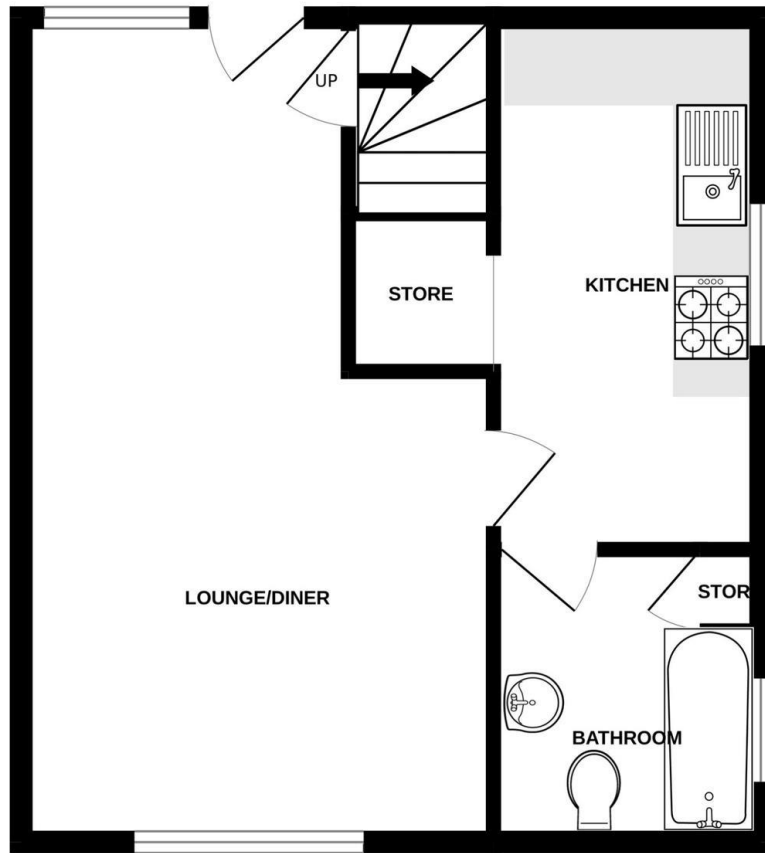
### Note

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.

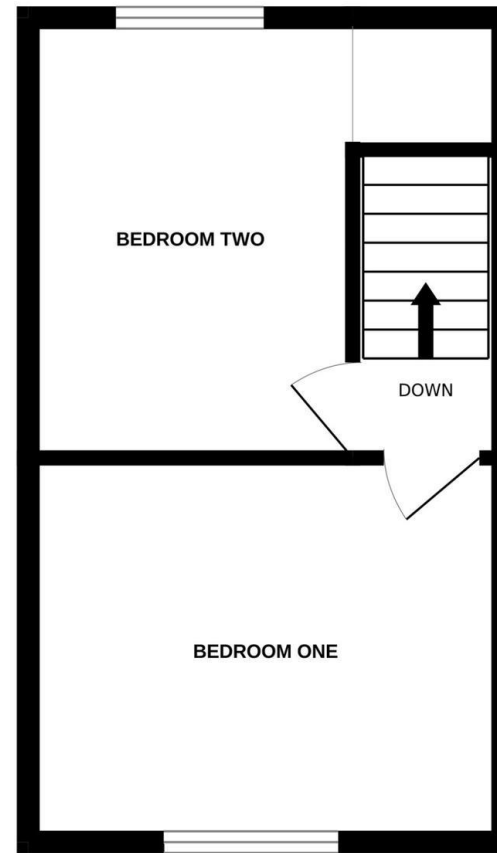
### \*\*\* Agents Note

The owner of this property is a connected party as defined in the Estate Agency Act 1979.

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	18	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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