



Waverley Lane, Burton-on-Trent



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Guide price £165,000



Key Features

- Traditional Semi Detached Home
- Popular Residential Location
- Upvc Double Glazing & Warm Air Central Heating
- Easy To Maintain Gardens
- In Need Of Some Degree Of Improvement
- Immediate Vacant Possession
- EPC rating D
- Freehold





Situated on this popular and convenient position this modern three bedroomed semi detached home is worth if an internal inspection in order to appreciate the accommodation on offer. Arranged over two floors the home in brief comprises: - entrance lobby, bay windowed front sitting room opening through into the dining room, fitted kitchen and on the first floor a landing leads to three bedrooms and bathroom. Outside to the front is a small fore garden, an adjacent driveway provides ample parking, gates subsequently lead to a large further concrete hard standing and the garden to the rear is well screened by timber fencing and features paved seating areas.

Accommodation In Detail

Half obscure double glazed entrance door leading to:

Entrance Lobby

having multi panelled glazed doorway leading through to:

Reception Room 4.8m x 3.3m extending to 3.9m

having Upvc double glazed bow window to front elevation, coving to ceiling, fitted wall light points, staircase rising to first floor and feature fireplace with fitted Living Flame gas fire.

Dining Room 2.25m x 2.61m (7'5" x 8'7")

having coving to ceiling and Upvc double glazed French doors opening onto the rear garden.

Kitchen 2.45m x 2.55m extending to 3.44m

having an extensive array of hessian effect base and eye level units with complementary rolled edged working surfaces, four ring electric hob with oven under and extractor over, stainless steel sink and draining unit, half tiling complement to two walls, fitted Johnson & Starley warm air central heating boiler and half obscure double glazed doorway to side elevation.

On The First Floor

Landing

having access to loft and fitted smoke alarm.

Bedroom One 3.03m x 2.76m extending to 3.3m

having useful overstairs store, Upvc double glazed window to front elevation and coving to ceiling.

Bedroom Two 2.61m x 2.9m extending to 3.38m

having useful overstairs store, airing cupboard incorporating lagged hot water cylinder and Upvc double glazed window to rear elevation.

Bedroom Three 2.15m x 2.00m (7'1" x 6'7")

having Upvc double glazed windows to front elevation.

Bathroom

having suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, full tiling complement to walls and obscure Upvc double glazed window to rear elevation.

Outside

To the front of the property is a mainly lawned fore garden with a shrubbed border and a driveway provides ample parking. To the rear is a hard landscaped garden which is screened by timber fencing and a large shed is erected.

Services

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

Measurement

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

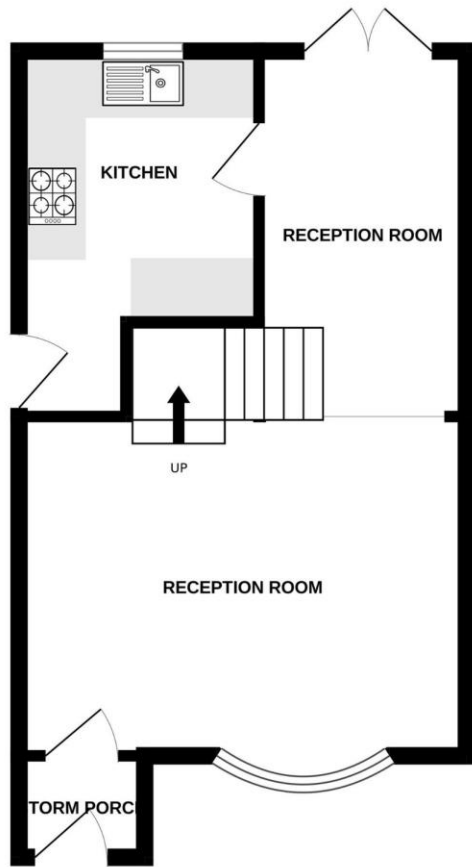
Tenure

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.

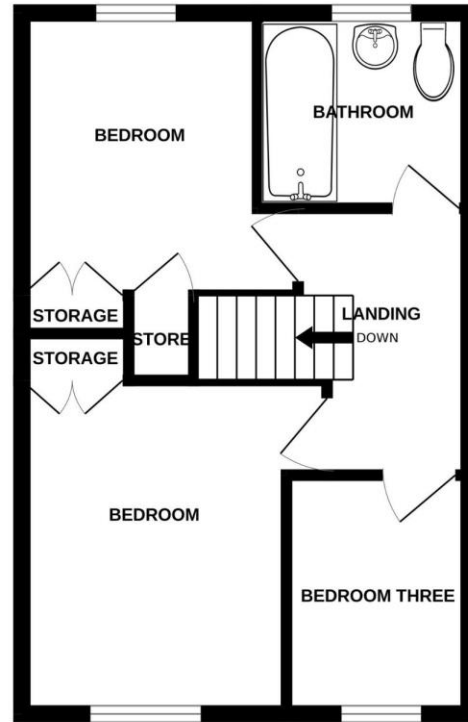
Note

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.

GROUND FLOOR



1ST FLOOR



50 WAVERLEY LANE

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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
50 Churchgate Road