



Gretton Avenue, Stretton,
Burton-on-Trent



2



1



1

Guide price £215,000



Key Features

- Two Bedroomed Semi Detached Bungalow
- Driveway Providing Good Parking
- Detached Garage
- Upvc Double Glazing & Gas Fired Central Heating
- Popular Location
- Great Access to A38 & Other Major Road Networks
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to market for sale this well presented two bedroomed semi detached bungalow in the popular location of Stretton. In brief the accommodation comprises: - entrance hall, kitchen, lounge/diner, master bedroom, 2nd bedroom and shower room. There is a beautifully kept rear garden with patio, lawned areas and planter beds.

Accommodation In Detail

Upvc double glazed door leading to:

Entrance Hall 1.77m x 1.66m (5'10" x 5'5")

having BT point, controls for central heating, one central heating radiator and wood effect laminate floor.

Kitchen 2.57m x 2.08m (8'5" x 6'10")

having range of base and eye level high gloss Shaker style units with roll top laminate work tops, four ring Kenwood electric hob, medium height electric Bosch oven, space for fridge and washing machine, tiling to walls, stainless steel sink and drainer with chrome mixer tap and Upvc double glazed window to rear elevation.

Lounge Diner 4.80m x 3.30m (15'8" x 10'10")

having fireplace with fitted gas fire, tv aerial points, BT point, censor for alarm system, one central heating radiator, Upvc double glazed sliding doors to rear and wood effect laminate floor.

Inner Hallway

having storage cupboard, access to loft space which is partially boarded, houses the boiler and accessed via a loft ladder.

Master Bedroom 4.25m x 2.70m (13'11" x 8'11")

having censor for alarm system, tv and BT points, one double central heating radiator and Upvc double glazed window to front elevation.

Bedroom Two 2.14m extending to 3.34m x 2.72m

having tv aerial point, censor for alarm system, one double central heating radiator and Upvc double glazed window to front elevation.

Shower Room

having quadrant shower, vanity unit with chrome fittings, low level wc, tiling complement, one central heating radiator and Upvc double glazed window to side elevation.

Outside

To the rear of the property is a well maintained garden with mature planter beds, stone patio, lawned area, small patio area at the top of the garden, small shed, external water tap and a doorway leads into the single detached garage. To the front and side of the property is a large shared driveway and parking for at least two vehicles.

Garage 2.46m x 4.85m (8'1" x 15'11")

having electrics and lighting.

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.

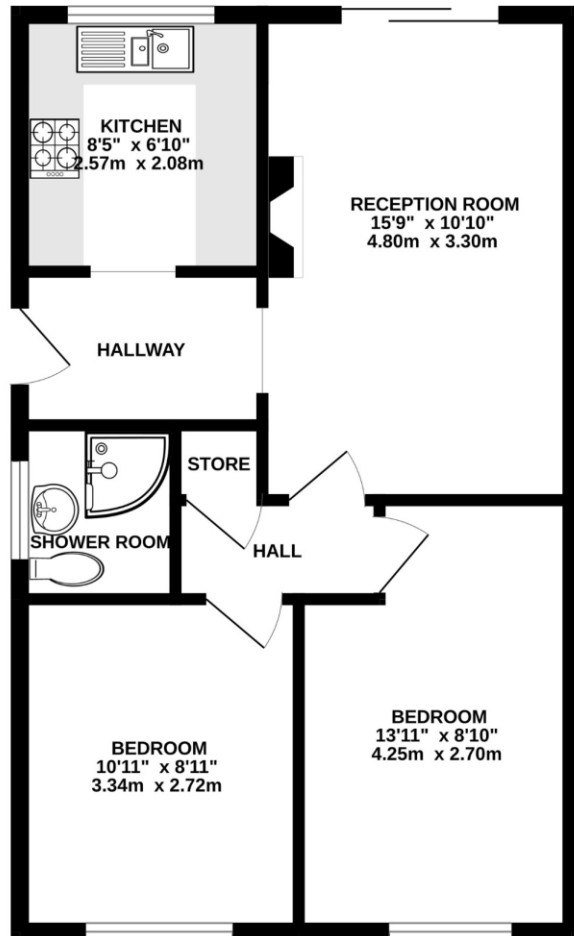
Tenure

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



17 GRETTON AVENUE

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 an omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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 ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
17 Gretton Avenue