



Holly Green, Stapenhill,
Burton-on-Trent



Guide price £140,000



Key Features

- Over 60's Retirement Bungalow
- Re-Fitted Kitchen
- Located Next To Car Park
- Re-Fitted Shower Room
- Upvc Double Glazing
- Gas Central Heating
- EPC rating C
- Freehold





*** Over 60's Retirement Bungalow*** Newton Fallowell are pleased to be able to offer for sale this well located retirement home situated upon the ever popular Holly Green development. Internally the accommodation in brief comprises: - entrance hall, good sized sitting room with bay window, re-fitted kitchen, two well proportioned bedrooms and large re-fitted shower room. There are well maintained communal gardens.

Accommodation In Detail

Open Canopied Entrance

having small store off and entrance door leading to:

Entrance Hall

having coving to ceiling, one central heating radiator and doorway opening through to:

Reception Room 3.87m x 4.27m (12'8" x 14'0")

having Upvc double glazed window to front elevation, one central heating radiator, coving to ceiling, thermostatic control for central heating, emergency pull cord switch and feature fireplace with fitted electric fire.

Re-Fitted Kitchen 3.48m x 2.30m (11'5" x 7'6")

having an extensive array of modern teak effect base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, plumbing for automatic washing machine, four ring electric hob with oven under, Upvc double glazed window to front elevation, wall mounted Worcester gas fired central heating boiler, coving to ceiling, one central heating radiator, full tiling complement to walls and walk-in larder/pantry with extensive shelving.

Inner Lobby

having full height broom cupboard.

Master Bedroom 2.91m x 3.1m extending to 3.88m into bay

having Upvc double glazed walk-in bay window to rear elevation, one central heating radiator, range of built-in wardrobes and coving to ceiling.

Bedroom Two 3.28m x 1.86m (10'10" x 6'1")

having one central heating radiator, coving to ceiling and sliding Upvc double glazed patio doors leading out to patio and communal gardens beyond.

Shower Room 2.30m x 1.95m (7'6" x 6'5")

having a modern white suite comprising over-sized shower enclosure with curved glass and chrome door, pedestal wash basin, low level wc, one central heating radiator, cull tiling complement to walls, fitted extractor vent and airing cupboard incorporating lagged hot water cylinder and shelving.

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

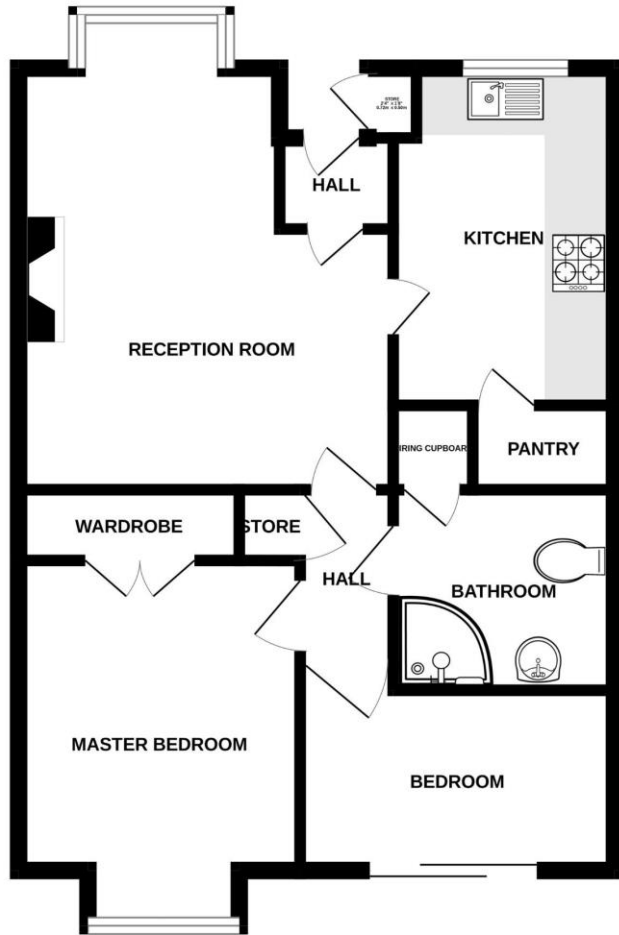
Leasehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

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
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 554 sq.ft. (51.4 sq.m.) approx.

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			92
(81-91) B			
(69-80) C		76	
(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:
32 Holly Green

