



Greensmiths Close, Winshill,
Burton-on-Trent



Asking price £180,000

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Key Features

- Detached Bungalow Residence
- Popular Residential Location
- Well Presented Throughout
- Quiet Cul de Sac Location
- Immediate Vacant Possession
- Re-Fitted Kitchen & Shower Room
- EPC rating C
- Freehold





Situated within this quiet cul de sac of just four bungalows this well presented two bedroomed detached bungalow is worthy of an internal inspection in order to appreciate the accommodation on offer which in brief comprises:- L-shaped entrance, good sized sitting room with conservatory off, re-fitted kitchen, two good sized bedrooms, both with built-in wardrobes and a re-fitted shower room. To the front is a forecourt and seating area with an adjacent driveway providing ample parking and leading to a detached garage. To the rear is a pleasant enclosed garden.

Accommodation In Detail

Side half obscure Upvc double glazed entrance door with obscure double glazed panel to side leading to:

L-Shaped Entrance Hall

having one central heating radiator, fitted smoke alarm, thermostatic control for central heating and access to loft via retractable ladder.

Reception Room 3.34m x 5.20m (11'0" x 17'1")

having feature fireplace with marble backplate and hearth, one central heating radiator, wall light points and Upvc double glazed French doors with double glazed lights to either side leading through to:

Hexagonal Shaped Conservatory 2.66m x 2.60m (8'8" x 8'6")

having various top opening lights, one central heating radiator and Upvc double glazed French doors opening onto the fore garden/courtyard.

Fitted Kitchen 2.96m x 2.66m (9'8" x 8'8")

having a lovely array of high gloss cream fronted base and eye level units with complementary rolled edged working surfaces, four ring gas hob with extractor over, fitted Zanussi electric oven, stainless steel sink and draining unit, Upvc double glazed window to front elevation, plumbing for washing machine and dishwasher and one double central heating radiator.



Master Bedroom 3.33m x 3.70m (10'11" x 12'1")

having Upvc double glazed window to rear elevation, one central heating radiator and a range of built-in wardrobes including two double and three single, matching drawers and cupboards.

Bedroom Two 2.53m x 2.70m (8'4" x 8'11")

having Upvc double glazed window to rear elevation, one central heating radiator and built-in single wardrobe.

Shower Room 1.94m x 1.66m (6'5" x 5'5")

having modern white suite comprising over-sized shower enclosure with glass and chrome screen, wall mounted wash basin, low level twin flush wc, full tiling complement to two walls, obscure Upvc double glazed window to side elevation, fitted towel radiator, fitted extractor vent and electric fan heater.

Outside

To the front of the property is a hard landscaped forecourt and seating area with an adjacent block paved driveway providing extensive parking. The driveway leads to a detached brick built garage. To the rear is a pleasant enclosed private garden.

Garage 2.80m x 5.40m (9'2" x 17'8")

having electric up and over door, Upvc double glazed window and door, electric light and power.

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.

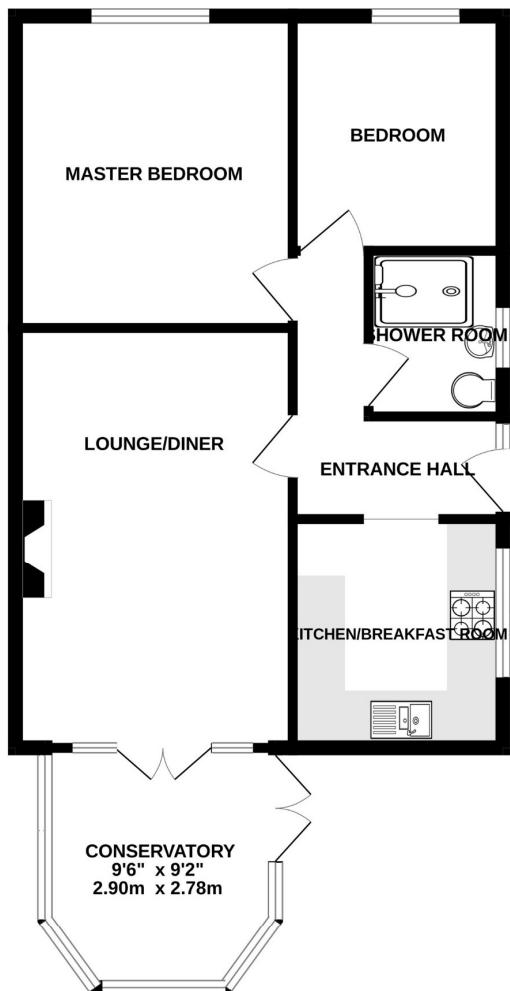
Tenure

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
637 sq.ft. (59.2 sq.m.) approx.

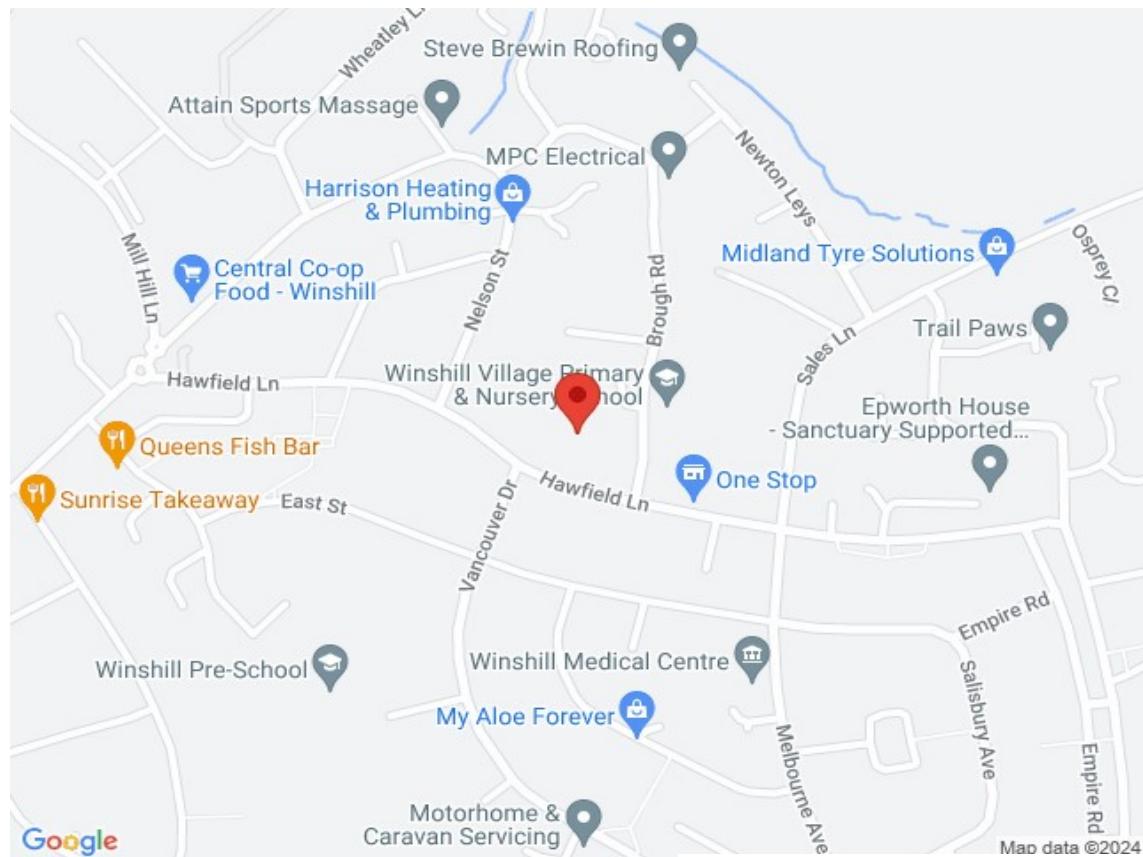


4 GREENSMITH CLOSE WINSHILL DE15 0EQ

TOTAL FLOOR AREA: 637 sq.ft. (59.2 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 operation or efficiency can be given.

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Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

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