



Thorntree Lane, Branston,  
Burton-on-Trent



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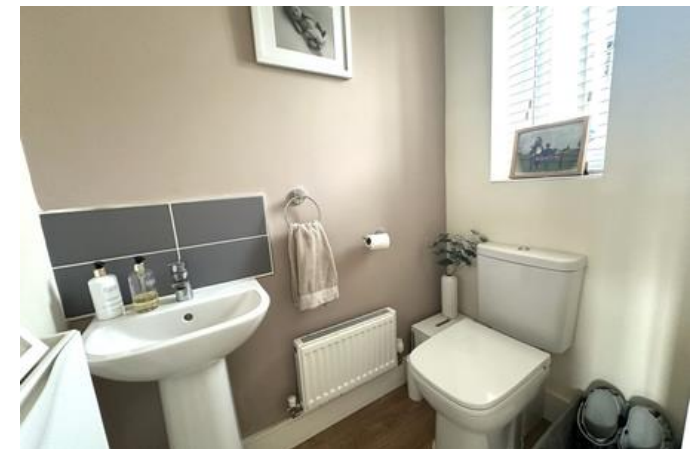
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Guide price £190,000



## Key Features

- Two Bedroomed End Town House
- Enclosed Landscaped Garden
- Off Road Parking For Two Vehicles
- Cul De Sac Location
- Sought After Residential Location
- Ideal For First Time Buyers or Down-Sizers
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented modern, two bedroomed end town house. The property sits in a well sought after residential area. In brief the accommodation comprises: - entrance hall, guest cloak room, well presented kitchen, large lounge/diner and on the first floor a landing leads to two double bedrooms and bathroom. There is a well landscaped rear garden and a drive to the front provides off road parking for two vehicles. Viewing this property is recommended.

### Accommodation In Detail

Frosted Upvc double glazed door leading to:

#### Entrance Hall

having consumer unit, staircase rising to first floor, one central heating radiator, wood effect laminate flooring and fitted smoke alarm.

#### Kitchen 1.86m x 2.98m (6'1" x 9'10")

having a range of base and wall mounted units with chrome handles, stainless steel sink and draining unit with chrome mixer tap, Zanussi oven, Zanussi four ring gas hob, space for washing machine and fridge/freezer, chrome extractor, tiled splashback, cupboard housing Ideal Logic combination boiler, wood effect laminate flooring and Upvc double glazed window to front elevation.

#### Guest Cloak Room 1.02m x 1.60m (3'4" x 5'2")

having low level wc, pedestal wash basin with chrome fitting and tiled splashback, one central heating radiator, wood effect laminate flooring and frosted Upvc double glazed window to front elevation.

#### Lounge/Diner 4.14m x 4.06m (13'7" x 13'4")

having BT and tv aerial points, control for central heating, one central heating radiator, wood effect laminate flooring, understairs storage cupboard and Upvc double glazed French doors leading to rear garden with side lights.

### On The First Floor

#### Landing

having access to loft space, one central heating radiator and smoke alarm.

#### Master Bedroom 4.14m x 2.56m (13'7" x 8'5")

having BT and tv aerial points, one central heating radiator and two Upvc double glazed windows to rear elevation.

#### Bedroom Two 4.14m x 2.47m (13'7" x 8'1")

having built-in overstairs storage, one central heating radiator and two Upvc double glazed windows to front elevation.

#### Bathroom 1.93m x 1.93m (6'4" x 6'4")

having low level wc, pedestal wash basin with chrome fittings, bath with shower over and chrome fittings, tiling around bath and half tiling around wet areas, chrome heated towel radiator, extractor fan, shaver point and frosted Upvc double glazed window to side elevation.

#### Outside

To the front of the property is a driveway providing parking for two vehicles, half gravelled and half block paved. There is access to the rear garden via a buff stone effect path. To the rear is an enclosed garden which a buff stone flagged patio, artificial lawned area and shed.

#### 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.

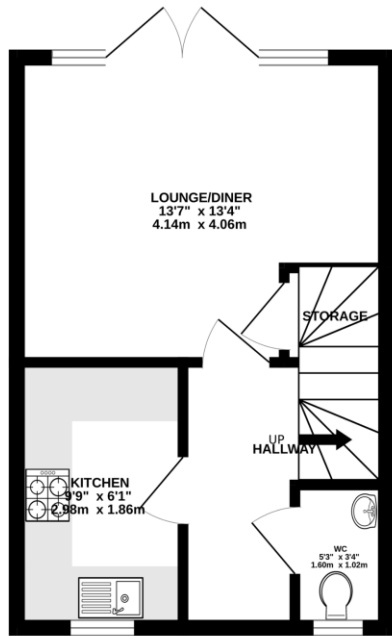
#### Tenure

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.

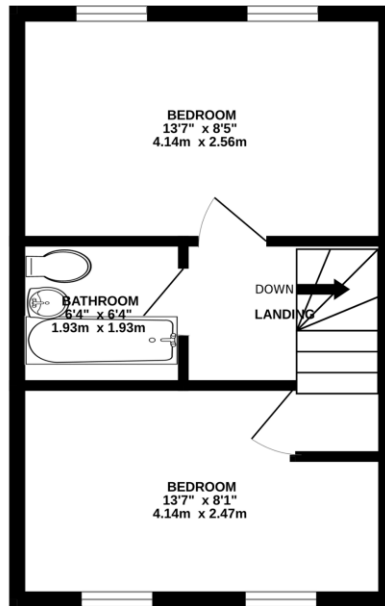
#### Note

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



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) <b>A</b>		96
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address:  
31 St. ...

