



Evershed Way, Burton-on-Trent



3



2



1

Guide price £200,000



Key Features

- Three Bedroomed Modern Town House
- Town Centre Location
- Off Road Parking & Garage
- Private Rear Garden
- Recently Updated Throughout
- Viewings are advised to appreciate the size of accommodation on offer
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this modern three bedroomed three storey town house. In brief the accommodation comprises: - entrance hall, kitchen, lounge and guest cloak room. On the first floor a landing leads to two double bedrooms and family bathroom and on the second floor a landing leads to the master bedroom and en-suite. Outside the property has a front courtyard garden, to the rear is a good sized, walled private garden and there is a driveway providing parking for two vehicles and a single garage. Viewings are advised to appreciate the size of accommodation on offer.

Accommodation In Detail

Upvc double glazed door leading through to:

Entrance Hall

having BT point, thermostat for central heating, fitted smoke alarm, consumer unit for electrics and staircase rising to first floor.

Kitchen 2.98m x 3.17m (9'10" x 10'5")

having a range of base and eye level units with shaker style doors and chrome handles, roll top wood effect laminate working surface, electric oven with gas four ring hob and overhead extractor, space for washing machine and fridge/freezer, cupboard housing central heating boiler, tiled splashback, stainless steel sink and drainer with chrome fittings, one central heating radiator and wooden double glazed window to front elevation.

Guest Cloak Room 2.29m x 1.08m (7'6" x 3'6")

having low level wc, pedestal wash basin with chrome mixer tap, tiled splashback, extractor fan, one central heating radiator and linoleum wood effect flooring.

Lounge 4.44m x 5.72m (14'7" x 18'10")

having BT, Sky and tv aerial points, two central heating radiators, wooden double glazed patio doors with wooden double glazed side panels and further wooden double glazed bay window to rear elevation.



On The First Floor

Landing

having staircase rising to second floor, cupboard housing the hot water cylinder and provides some storage, fitted smoke alarm and one central heating radiator.

Bedroom Two 4.44m x 3.34m (14'7" x 11'0")

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

Bedroom Three 4.44m x 2.44m (14'7" x 8'0")

having an air vent, one central heating radiator and wooden double glazed French doors opening out to balcony to front elevation.

Family Bathroom 1.69m x 1.96m (5'6" x 6'5")

having low level wc with continental flush, half pedestal wash basin with chrome mixer tap, bath with shower over and chrome fittings, tiling around bath area, one central heating radiator, extractor fan and wood effect linoleum.

On The Second Floor

Landing

having fitted smoke alarm.

Master Bedroom 4.43m x 5.68m (14'6" x 18'7")

having BT and tv points, air vent, built-in sliding double wardrobes, one central heating radiator, access to loft space and wooden double glazed window to front elevation.

En-Suite 2.81m x 2.27m (9'2" x 7'5")

having low level wc, half pedestal wash basin with chrome fittings, shower enclosure with thermostatically controlled shower over with waterfall shower head and hand held shower, shaver point, extractor fan, half tiling behind wc and hand basin and fully tiled to shower area, one central heating radiator, frosted wooden double glazed window to rear elevation and wood effect linoleum.



Outside

To the front of the property is a small courtyard garden with path planted borders. To the rear is a fully enclosed walled garden which is low maintenance and has patio, mature borders and trees. There are two private parking spaces in front of the detached single garage.

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.

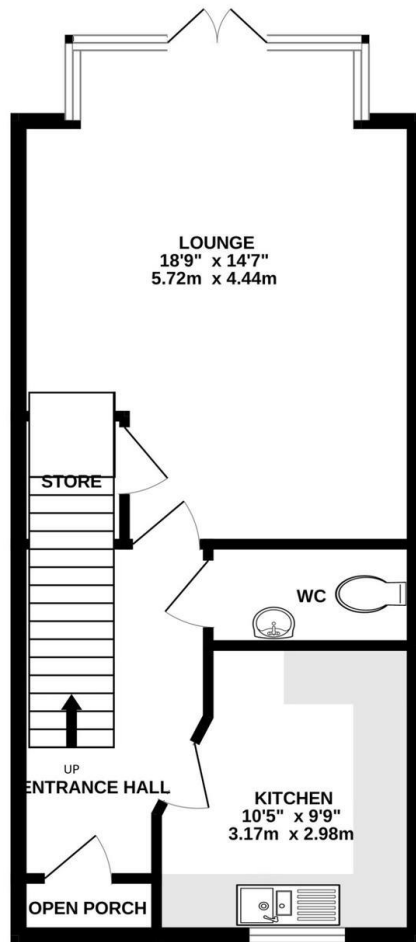
Note

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.

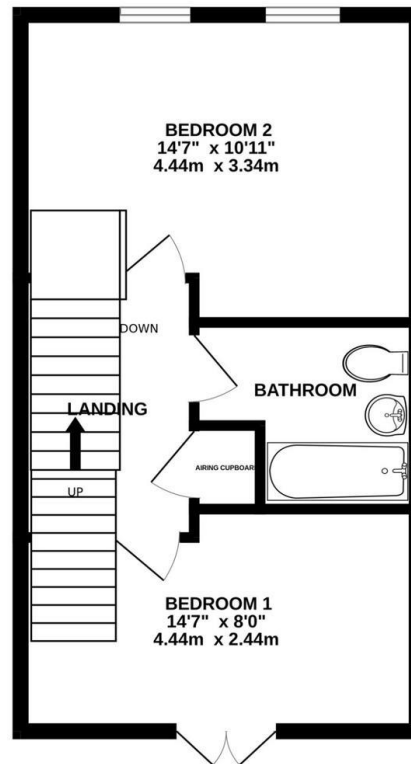




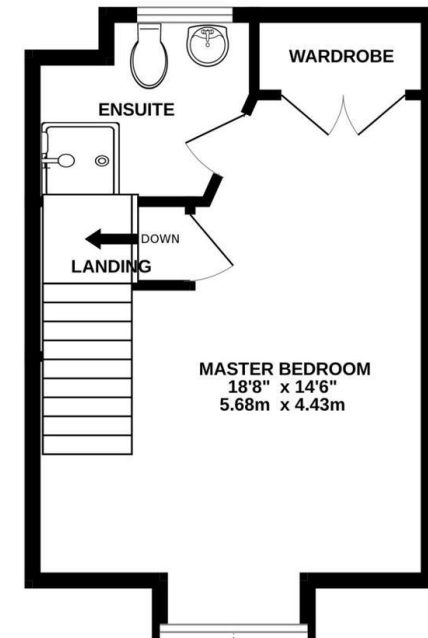
GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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+) A		
(81-91) B		87
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

