

Broadway Street, Burton-on-Trent



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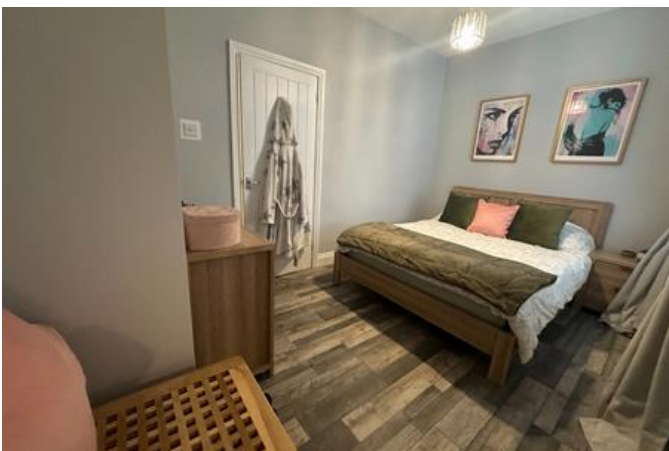
Guide price £140,000



## Key Features

- Immaculate Comprehensively Refurbished Home
- Convenient Location For Access To Burton Town Centre
- Good Sized Well Maintained Gardens
- Three Bedrooms
- Recently Re-Fitted Kitchen
- Viewing A Must
- EPC rating D
- Freehold





This property has been comprehensively refurbished to a high standard with meticulous attention to the detail and presentation. Situated on this established residential street, close to Burton town centre, the property offers attractive and comfortable accommodation in brief comprises: - entrance hall, lounge, breakfast kitchen with integrated appliances, snug area and on the first floor a landing leads to three bedrooms and well appointed bathroom. Outside to the rear is a good sized, well tended garden.

### Accommodation In Detail

Entrance door opening into:

#### Reception Hall

having concealed radiator, wood effect laminate flooring and staircase rising to first floor.

#### Lounge 3.11m x 2.87m (10'2" x 9'5")

having one central heating radiator, window to front elevation and fitted picture rail.

#### Breakfast Kitchen 3.09m x 3.03m (10'1" x 9'11")

having a comprehensive range of units, stainless steel sink with mixer tap set into the worktop, tiled surrounds, base cupboards and drawers, integrated washing machine and fridge/freezer, built-in oven, induction hob with extractor canopy over, wall mounted units, window to rear elevation, wood effect laminate flooring, part glazed door to hallway and deep under stairs store cupboard. Step leading down to:

#### Snug Area 2.34m x 1.99m (7'8" x 6'6")

having side door to rear garden, built-in cupboard housing boiler, wood effect laminate flooring and window to rear elevation.

### On The First Floor

#### Landing

having dad rail and access to roof void.

#### Bedroom One 3.10m x 2.82m (10'2" x 9'4")

having wood panelling to dado level, one central heating radiator and window to front elevation.

#### Bedroom Two 3.11m x 1.87m (10'2" x 6'1")

having window to front elevation and one central heating radiator.

#### Bedroom Three 3.09m x 2.61m (10'1" x 8'7")

having window to rear elevation, wood effect flooring, one central heating radiator and door to:

#### Bathroom 2.49m x 1.90m (8'2" x 6'2")

having shaped bath with adjacent side screen together with shower over, wc, wash basin set into vanity unit with drawers under, aqua-boarding to ceiling, tiled surrounds, one central heating radiator and window to side elevation.

### Outside

There is a long rear garden being enclosed with pedestrian gate from the rear of the property. The gardens are predominantly laid to grass with established borders. There is an outside toilet.

### 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.

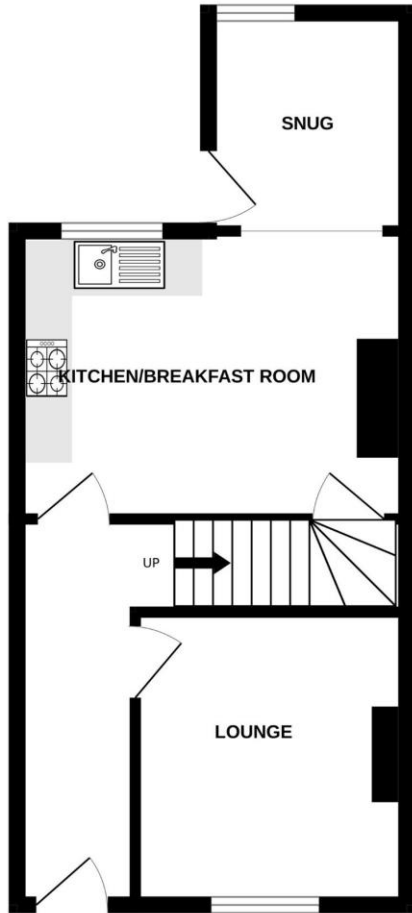
### Tenure

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.

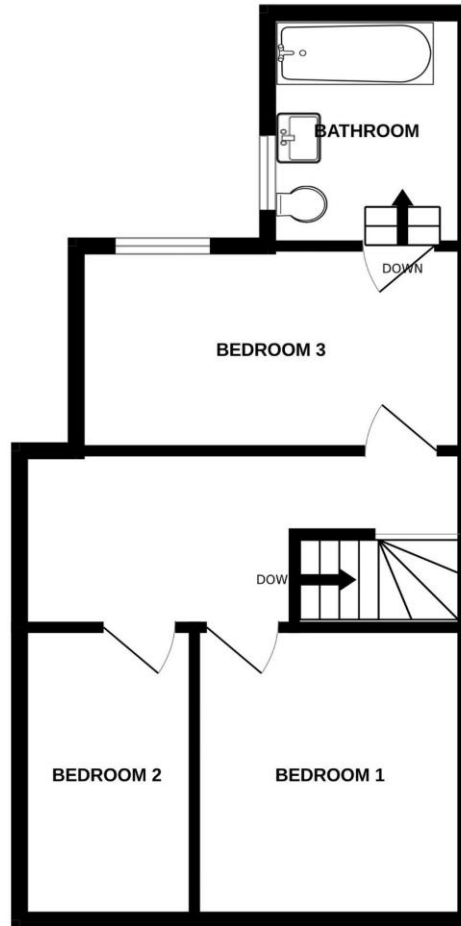
### Note

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  
363 sq.ft. (33.8 sq.m.) approx.

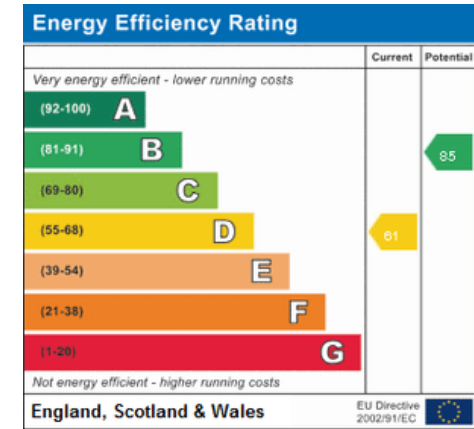


1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 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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