



Holme Farm Avenue, Stapenhill,
Burton-on-Trent



3



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Guide price £175,000



Key Features

- Three Bedroomed Semi Detached Home
- Pleasant Cul de sac Location
- Upvc Double Glazing & Gas Fired Central Heating
- Competitively Priced For Quick Sale
- Immediate Vacant Possession
- Pleasant Enclosed Gardens
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented three bedroomed semi detached home which has been competitively priced for a quick sale and has the benefit of immediate vacant possession. Internally the comprises in brief: - entrance hall, good sized sitting room opening through to dining room with lean-to off, fitted kitchen and on the first floor a landing leads to three well proportioned bedrooms and shower room with modern white suite. Outside to the front is a small fore garden with an adjacent driveway providing ample parking and to the rear is a pleasant enclosed garden.

Accommodation In Detail

Half obscure leaded and stain glazed entrance door leading to:

Entrance Hall

having obscure Upvc double glazed window to side elevation, one central heating radiator and staircase rising to first floor.

Front Sitting Room 4m x 3.81m extending to 4.81m

having Upvc double glazed window to front elevation, one double central heating radiator, fitted dado rail, smoke alarm and archway opening through to:

Dining Room 2.30m x 2.64m (7'6" x 8'8")

having fitted dado rail, one central heating radiator and Upvc double glazed French doors leading out to:

Rear Lean-To 2.27m x 1.38m (7'5" x 4'6")

having windows overlooking the rear garden and French doors opening out to the rear.

Kitchen 2.62m x 2.42m (8'7" x 7'11")

having a good range of maple effect base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink and draining unit, Upvc double glazed window to rear elevation, half obscure double glazed door to rear and wall mounted Vaillant gas fired central heating boiler with digital timer.

On The First Floor

Landing

having obscure Upvc double glazed window to side elevation, access to loft space and airing cupboard.

Bedroom One 2.74m x 3.50m (9'0" x 11'6")

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

Bedroom Two 3.18m x 2.74m (10'5" x 9'0")

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

Bedroom Three 2.00m x 2.03m (6'7" x 6'8")

having built-in bed with storage under, Upvc double glazed window to front elevation and one central heating radiator.

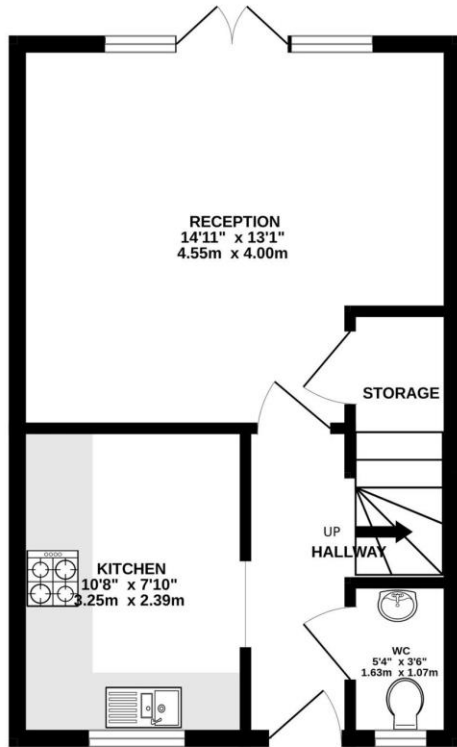
Shower Room

having modern white suite comprising quadrant shower enclosure with fitted electric shower, pedestal wash basin, low level wc, obscure Upvc double glazed window to rear elevation, one central heating radiator, low intensity spotlights to ceiling, fitted extractor vent and full tiling complement to walls.

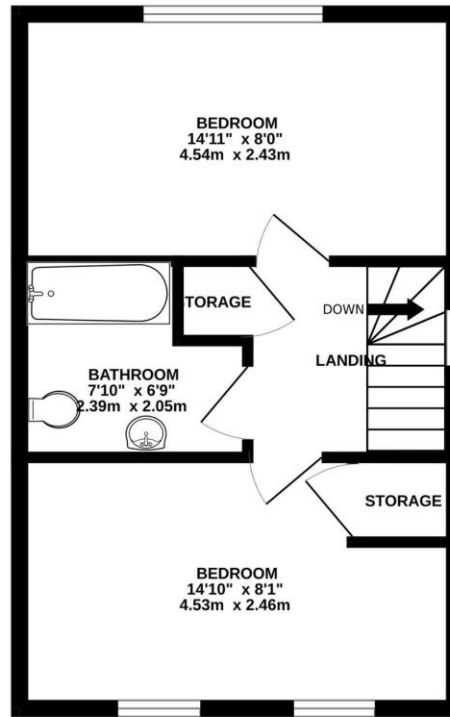
Outside

To the front is a hard landscaped fore garden and an adjacent driveway provides ample parking. To the rear is a good sized enclosed mainly hard landscaped garden.

GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.2 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 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	71	
(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>		

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

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