



Stafford Street, Burton-on-Trent



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Guide price £125,000



## Key Features

- Traditional Terraced Home
- Three Well Proportioned Bedrooms
- Upvc Double Glazing & Gas Fired Central Heating
- Immediate Vacant Possession
- Good Sized Enclosed Garden
- Competitively Price For Quick Sale
- EPC rating D
- Freehold





Situated in this popular and convenient position this gas centrally heated and Upvc double glazed family home is worthy of an internal inspection. Benefitting from immediate vacant possession the home in brief comprises: - bay windowed front sitting room, lobby with small cellar off, rear sitting room, fitted kitchen, lobby, ground floor bathroom and on the first floor a landing leads to three well proportioned bedrooms. Outside to the front is a small fore garden and to the rear is a pleasant enclosed garden with large patio and lawned areas.

#### Accommodation In Detail

Upvc entrance door with obscure double glazed light over leading to:

#### Front Sitting Room 3.48m x 3.43m extending to 4.04m into bay

having Upvc double glazed walk-in bay window to front elevation, one central heating radiator, feature fireplace with gas point and centre ceiling rose.

#### Inner Lobby

having useful understairs storage cupboard.

#### Rear Sitting Room 3.48m x 3.49m (11'5" x 11'6")

having staircase rising to first floor, feature fireplace in natural pine with raised hearth, Upvc double glazed window to rear elevation and one central heating radiator.

#### Kitchen 1.98m x 3.32m (6'6" x 10'11")

having a range of white fronted base and eye level units with complementary rolled edged working surfaces, stainless steel sink and drainer, one double central heating radiator, Upvc double glazed window to side elevation, obscure double glazed door to side, plumbing for washing machine and fitted wall mounted Glowworm condensing gas fired central heating boiler.

#### Inner Lobby

leading to:

#### Ground Floor Bathroom

having white suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc and airing cupboard providing useful storage.

#### On The First Floor

#### Landing

having fitted smoke alarm and access to loft space.

#### Bedroom One 3.42m x 3.50m (11'2" x 11'6")

having Upvc double glazed window to front elevation, one central heating radiator and useful overstairs storage cupboard.

#### Bedroom Two 2.54m x 3.51m (8'4" x 11'6")

having Upvc double glazed window to rear elevation and one central heating radiator.

#### Bedroom Three 2.56m x 3.35m (8'5" x 11'0")

having Upvc double glazed window to rear elevation and one central heating radiator.

#### Outside

To the rear of the property is a large flagged patio area, beyond which lies a lawned garden. The garden is well screened by timber fencing and a rear brick boundary wall.

#### 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

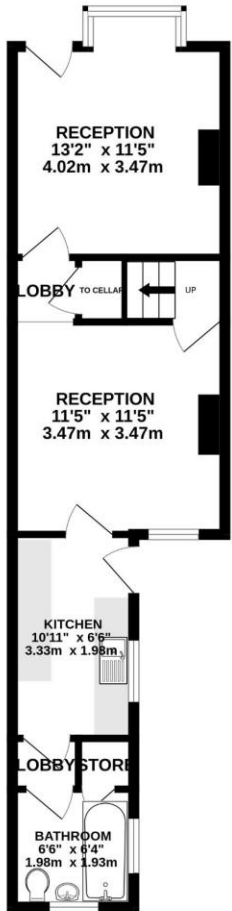
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

#### Note

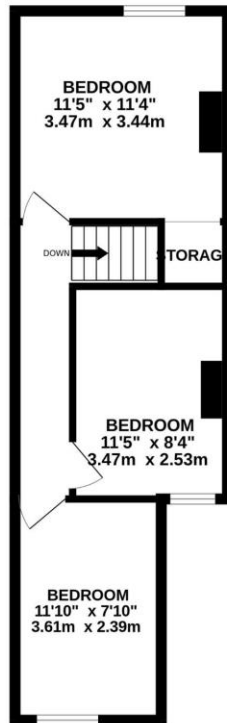
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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