



Portland Avenue, Branston,
Burton-on-Trent



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Guide price £220,000



Key Features

- Modern Three Bedroomed Detached Home
- Highly Regarded Cul de Sac Location
- Double Glazing & Gas Fired Central Heating
- In Need Of Some Degree Of Improvement
- Pleasant Enclosed Gardens
- Immediate Vacant Possession
- EPC rating C
- Freehold





Situated in this most popular location this gas centrally heated and double glazed three bed roomed home is worthy of an internal inspection in order to appreciate the potential on offer. The accommodation in brief comprises: - entrance hall, guest cloak room, good sized lounge with archway opening through to the dining room and fitted kitchen beyond. On the first floor a landing leads to three well proportioned bedrooms and re-fitted bathroom. Outside to the front is a hard landscaped fore garden and an adjacent driveway leading to a garage. To the rear is a pleasant mainly lawned garden screened by timber fencing and there is a large shed.

Accommodation In Detail

Composite door leading to:

Entrance Hall

having staircase rising to first floor, thermostatic control for central heating, fitted smoke alarm and one central heating radiator.

Guest Cloak Room

having low level wc, wall mounted wash basin, one central heating radiator, obscure double glazed window to front elevation and coving to ceiling.

Front Sitting Room 3.61m extending to 4.6m x 4.36m extending to 5.1m into bay

having double glazed bay window to front elevation, two central heating radiators, feature fireplace with fitted gas fire surmounted on a marble hearth and archway leading through to:

Dining Room 2.40m x 2.96m (7'11" x 9'8")

having coving to ceiling, one central heating radiator, double glazed window and French door leading out to the rear garden.



Kitchen 2.96m x 2.12m (9'8" x 7'0")

having a good range of light oak base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, ceramic tiling to floor, double glazed window to rear elevation, fitted Veissmann central heating boiler and courtesy access door to garage.

On The First Floor

Landing

having access to loft, fitted smoke alarm, coving to ceiling and airing cupboard incorporating lagged hot water cylinder.

Bedroom One 2.48m extending to 2.85m x 3.54m extending to 4.55m max

having twin double glazed windows to front elevation, one central heating radiator, coving to ceiling, useful overstairs store and sliding built-in mirrored wardrobe.

Bedroom Two 2.91m x 2.70m (9'6" x 8'11")

having double glazed window to rear elevation, one central heating radiator and coving to ceiling.

Bedroom Three 1.89m x 2.91m (6'2" x 9'6")

having double glazed window to rear elevation, one central heating radiator and coving to ceiling.

Bathroom

having white suite comprising P-shaped bath with thermostatically controlled shower over, low level wc, vanity wash basin with cupboards under, obscure double glazed window to rear elevation, full tiling complement to walls and heated ladder towel radiator.

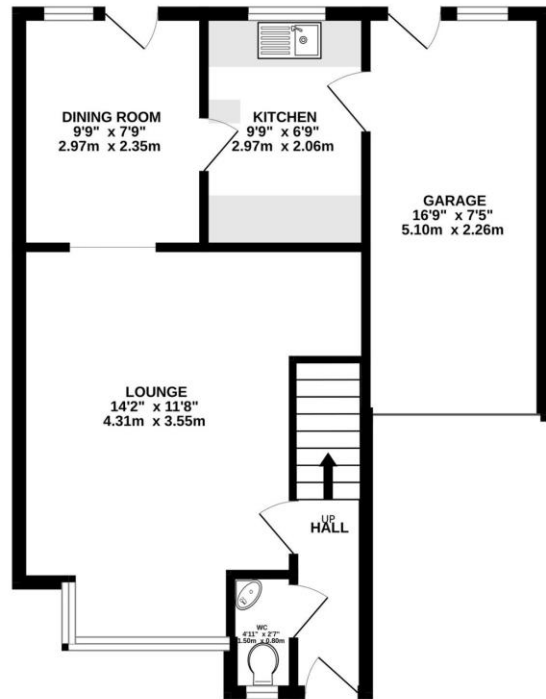
Outside

To the front of the home is a gravelled fore garden with an adjacent driveway providing access to an attached garage. To the rear is a pleasant enclosed garden screened by timber fencing and featuring a large flagged patio area, a pathway leads to a large shed and a shaped lawn.

Garage 5.15m x 2.45m (16'11" x 8'0")

having electrically operated remote controlled roller shutter garage door, double glazed window to rear elevation and doorway opening to the rear garden.

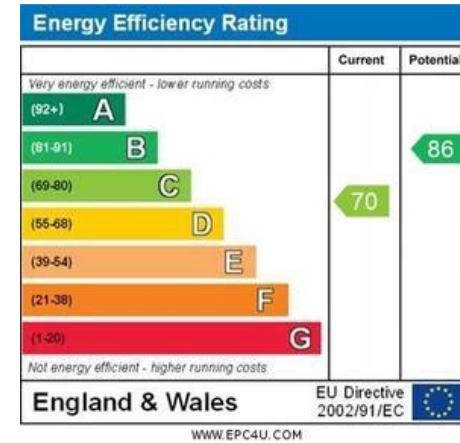
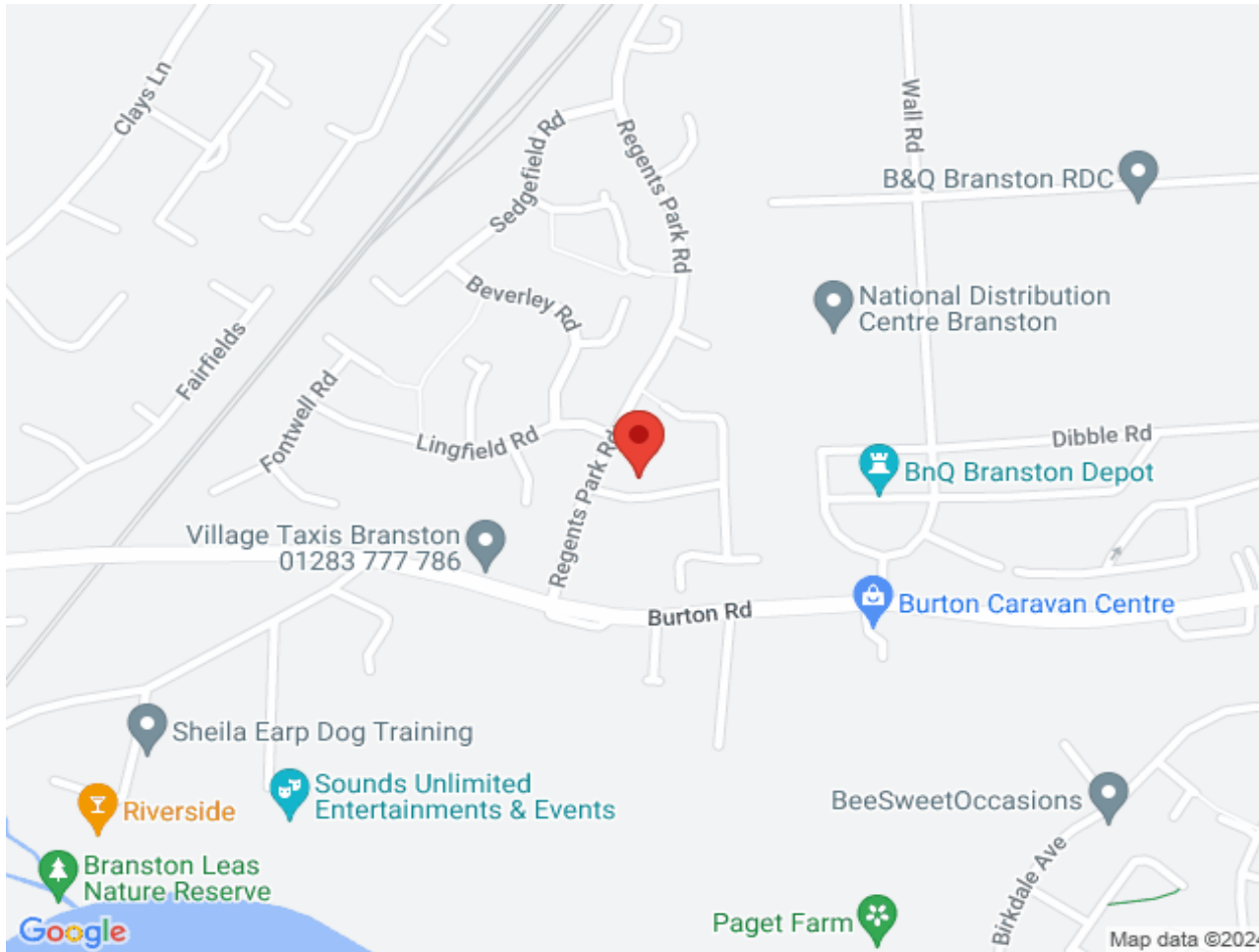
GROUND FLOOR



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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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.

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