



Blythfield, Burton-on-Trent



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Guide price £140,000



Key Features

- Modern Town House
- Two Bedroomed
- Popular Cul De Sac Location
- Close To Town Centre
- Enclosed Rear Garden
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- EPC rating D
- Freehold





Situated close to the town centre this modern town house benefits from gas fired central heating and Upvc double glazing and is arranged over two floors. In brief the accommodation comprises: - entrance hall, large open plan lounge, breakfast kitchen, on the first floor a landing leads to two good sized bedrooms and bathroom with modern white suite. To the front is a small fore garden and a brick built store, to the rear is a pleasant enclosed garden and a driveway a short distance away provides ample parking.

Accommodation In Detail

Half obscure Upvc double glazed entrance door leading to:

Entrance Lobby 0m x 0m (0'0" x 0'0")

having obscure double glazed door leading through to:

Reception Room 4.57m x 3.85m (15'0" x 12'7")

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

Breakfast Kitchen 2.56m x 3.86m (8'5" x 12'8")

having a good range of maple effect base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, plumbing for washing machine, ceramic tiling to floor, Upvc double glazed window to rear elevation and half double glazed door to rear.

On The First Floor

Landing

having access to loft space.

Bedroom One 2.62m x 3.86m (8'7" x 12'8")

having upvc double glazed windows to rear elevation and one central heating radiator.

Bedroom Two 3.85m x 2.33m (12'7" x 7'7")

having twin Upvc double glazed windows to front elevation, one central heating radiator and cupboard housing fitted Vaillant condensing combi gas fired central heating boiler.

Bathroom 0m x 0m (0'0" x 0'0")

having suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, full tiling to both floor and walls, low intensity spotlights to ceiling, fitted ladder towel rail and shaver point.

Outside

There is a small fore garden and to the rear is an enclosed garden. Parking is provided to the rear and front of the property.

Services

All mains services are believed to be connected to the property.

Measurement

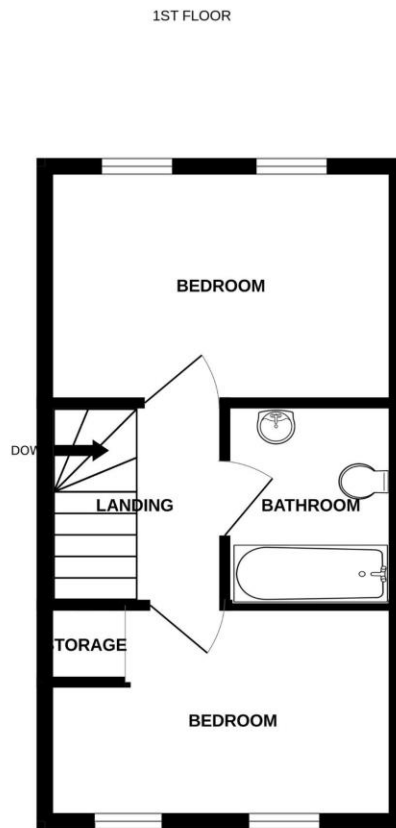
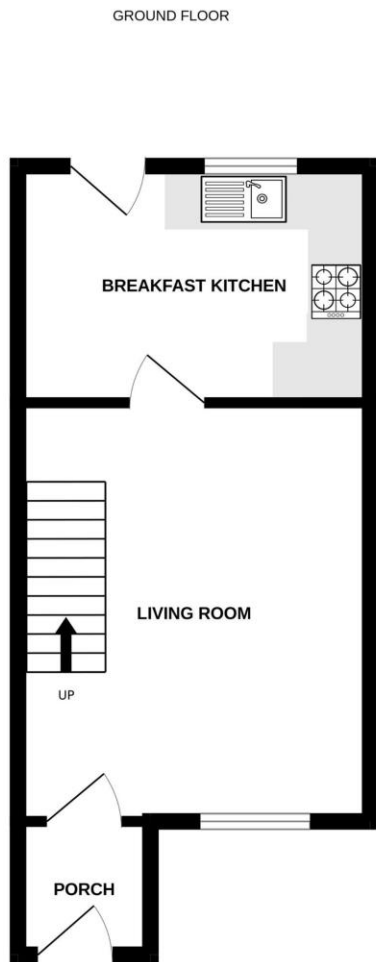
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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