



Brookside Road, Barton under
Needwood, Burton-on-Trent



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Guide price £300,000



Key Features

- Four Bedroomed Semi Detached Bungalow
- Desirable Village Location
- Plenty Of Off Road Parking & Garage
- In Need Of Renovation
- Gas Central Heating
- No Upward Chain
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this four bedroomed semi detached bungalow in the extremely desirable village of Barton under Needwood. The property is in need of renovation but offers great space to front and rear. In brief the accommodation comprises: - entrance hall, lounge/diner, bedrooms two and three, shower room and on the first floor are bedrooms one and four. The property benefits from plenty of parking, great sized front garden and a fully enclosed rear garden.

Accommodation In Detail

Upvc double glazed door leading to:

Entrance Hall

having BT point, staircase rising to first floor, smoke alarm and built-in storage.

Lounge Diner 9.76m x 3.38m (32'0" x 11'1")

having gas fire with brick surround and wooden mantle, two central heating radiators, Upvc double glazed window to front elevation and wooden single frosted window and door leading to:

Kitchen 2.47m x 5.15m (8'1" x 16'11")

having low level storage units, laminate work top, stainless steel sink and drainer with chrome fittings, five ring gas hob, wall mounted grill, electric oven, space for washing machine, fridge/freezer and tumble dryer, one central heating radiator and wooden single glazed windows to rear elevation with a secondary glazing.

Bedroom Two 3.2m x 2.68m (10'6" x 8'10")

having one central heating radiator, thermostat for central heating and Upvc double glazed window to front elevation.

Bedroom Three

having one central heating radiator, BT point, wooden single glazed window to kitchen and underneath storage.

Shower Room 1.81m x 1.69m (5'11" x 5'6")

having low level wc, vanity wash basin with chrome mixer tap, cubicle shower with thermostatic shower, one central heating radiator and frosted Upvc double glazed window to side elevation.

On The First Floor

Landing

having smoke alarm and Upvc double glazed window to rear elevation.

Master Bedroom 3.41m x 4.51m (11'2" x 14'10")

having built-in triple wardrobes, one central heating radiator and Upvc double glazed window to side elevation.

Bedroom Four 3.92m x 1.5m (12'11" x 4'11")

having gas fired combination boiler, access to loft/crawl space and Upvc double glazed window to rear elevation.

Outside

There is an attached single garage. To the front there is a good sized fore garden which is mainly laid to lawn and a full length tandem driveway providing plenty of parking. To the rear is a fully enclosed garden with patio, lawned area, mature fruit trees, flowers and in need of attention to bring it back to its former glory.

Garage 5.03m x 3.33m (16'6" x 10'11")

having up and over door, shelving and electrics.

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.

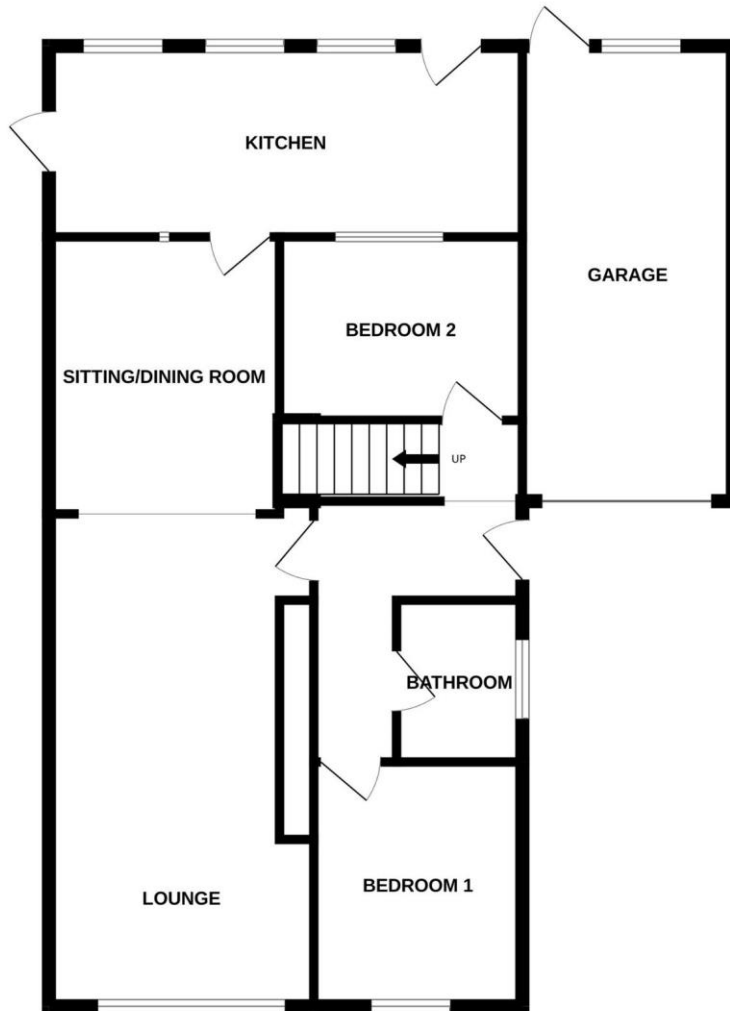
Tenure

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.

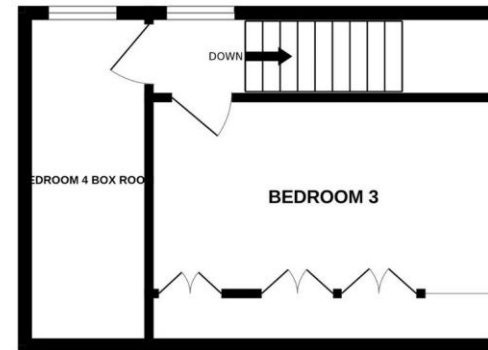
Note

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
956 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.4 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		84
(69-80) C		
(55-68) D	63	
(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>		