



Brizlincote Street, Stapenhill,  
Burton-on-Trent



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Guide price £140,000



## Key Features

- Two Bedroomed Mid Terraced Home
- Ideal For First Time Buyer or Investor
- Well Presented
- Good Sized Rear Garden
- Modern Kitchen
- Gas Central Heating & Upvc Double Glazing
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well maintained two bedroomed mid terraced which is located centrally to Stapenhill. In brief the accommodation comprises: - lounge, dining room, kitchen, two double bedrooms and family bathroom. The property also benefits from a good sized rear garden and is a great opportunity for any first time buyer or investor.

### Accommodation In Detail

Composite frosted double glazed door leading to:

#### Lounge 3.33m x 3.79m (10'11" x 12'5")

having fitted smoke alarm, BT point, Virgin media point, cupboard housing the gas, electric meter and consumer unit, one central heating radiator and Upvc double glazed window to front elevation.

#### Dining Room 3.7m x 3.34m (12'1" x 11'0")

having understairs storage, staircase rising to first floor, gas fired central heating boiler, one central heating radiator, Upvc double glazed window to rear elevation and leading through to:

#### Kitchen 3.92m x 1.83m (12'11" x 6'0")

having range of base and wall mounted units, granite effect roll top work surface, electric four ring hob with extractor over, single oven, space for washing machine, stainless steel sink and drainer, under counter lighting, one central heating radiator, Upvc double glazed window to rear elevation and frosted Upvc double glazed window to side elevation.

### On The First Floor

#### Landing

having access to loft space, fitted smoke alarm and one central heating radiator.

#### Master Bedroom 3.33m x 3.79m (10'11" x 12'5")

having tv aerial point, overstairs storage, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Two 3.34m x 2.82m (11'0" x 9'4")

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

### Bathroom

Steps leading down to the bathroom having bath with electric shower over together with shower rail, pedestal wash basin with chrome mixer tap, low level wc, cupboard and drawers with counter top, one central heating radiator and frosted Upvc double glazed window to rear elevation.

### Outside

There is a courtyard style frontage. To the rear is a good sized rear garden which is mainly laid to lawn with a patio seating area and a further decked seating area.

### 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.

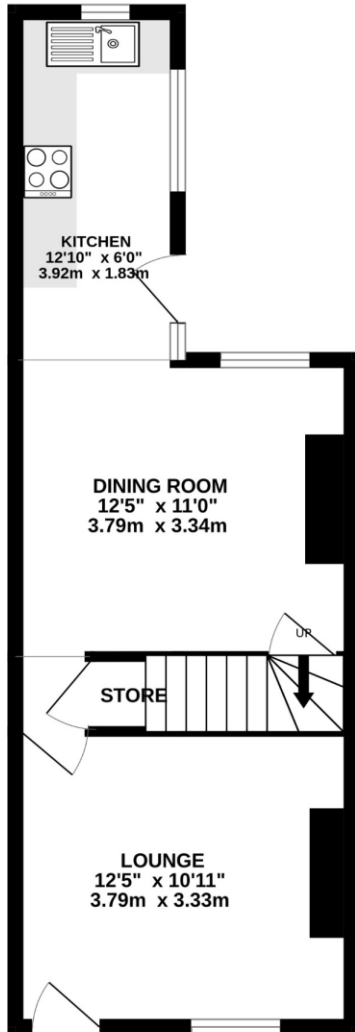
### Tenure

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.

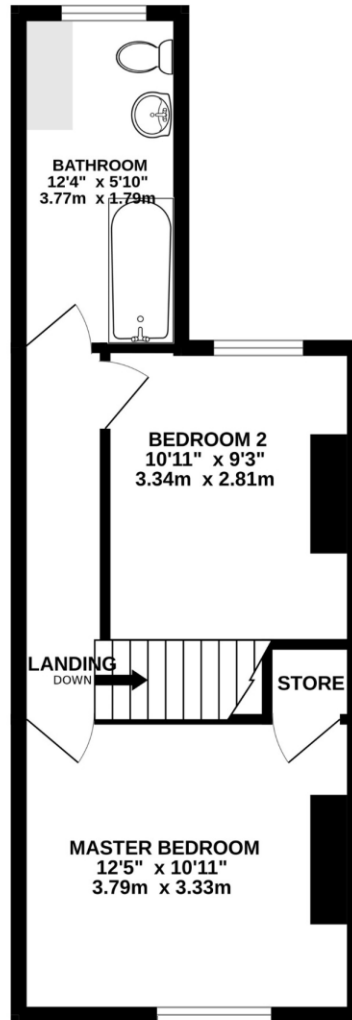
### Note

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**  
371 sq.ft. (34.4 sq.m.) approx.

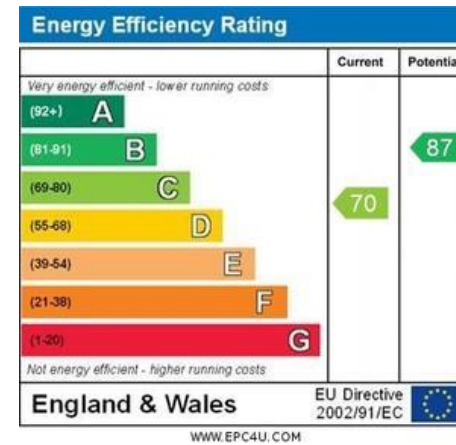
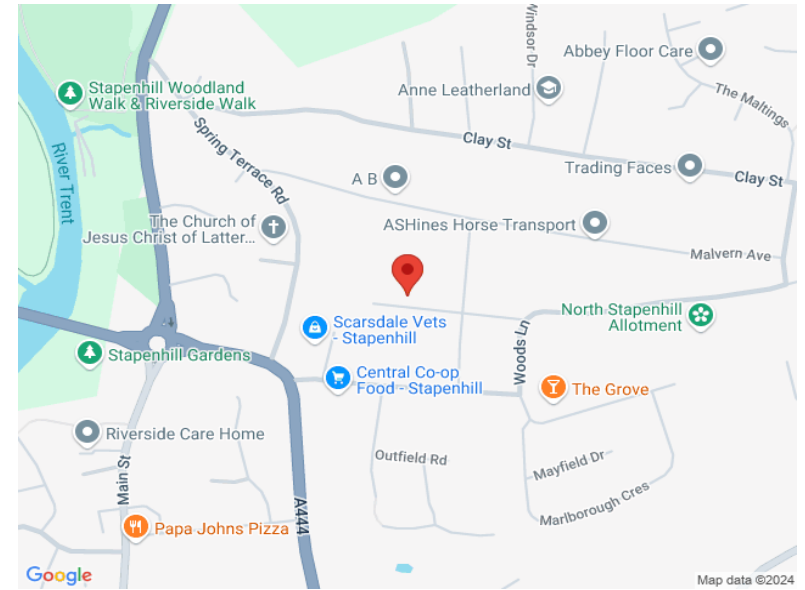


**1ST FLOOR**  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.7 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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