



Faversham Road, Burton-on-Trent



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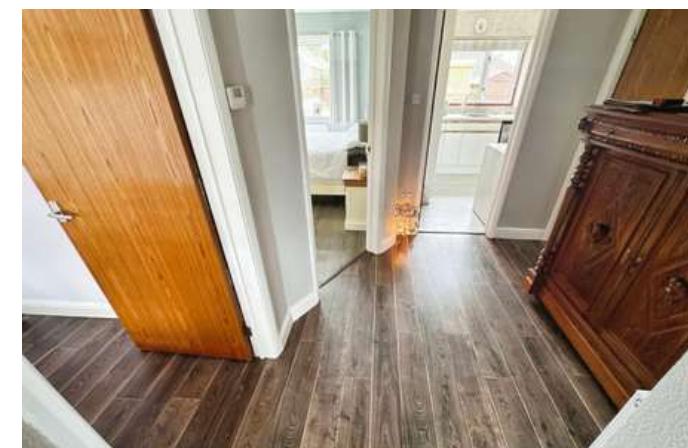
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Guide price £215,000

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Key Features

- Attractive Traditional Semi Detached Bungalow
- Popular Residential Location
- Well Presented Accommodation
- Two Bedrooms
- Off Road Parking & Garage
- Well Tended Enclosed Gardens
- EPC rating D
- Freehold





An attractive semi detached/link detached bungalow in this well regarded sought after residential location. The location has always proved popular due to its proximity to local facilities, amenities, Burton town centre and the Hospital. The property itself offers well presented accommodation complemented by an enclosed well tended garden, driveway and garage. In brief the accommodation comprises: - reception hall, lounge, good sized kitchen, side porch, two bedrooms and bathroom.

Accommodation In Detail

Half glazed entrance door opening into:

Entrance Porch

leading to:

Entrance Hall

having wood effect flooring and one central heating radiator.

Lounge 3.6m x 4.1m (11'10" x 13'6")

having feature fireplace with marble hearth, wood effect flooring, one central heating radiator and bow window.

Kitchen 2.71m x 4.2m (8'11" x 13'10")

having stainless steel sink with mixer tap set into roll edged work top with tiled surrounds, base cupboards and drawers, matching wall mounted units, appliance space, one central heating radiator, wood effect flooring, two windows to rear elevation and glazed door to side.

Bedroom One 3.21m x 3.99m (10'6" x 13'1")

having one central heating radiator and window to front elevation.

Bedroom Two 3.67m x 2.45m (12'0" x 8'0")

having one central heating radiator, wood effect flooring and window to rear elevation.



Bathroom

having three piece white suite comprising bath with shower over together with bi-fold side screen, wc, wash basin, tiling to walls and floor, ladder style radiator and built-in airing cupboard.

Side Porch

having Upvc door leading to the rear garden and door to the garage.

Garage 2.24m x 5.28m (7'4" x 17'4")

having double doors and storage area.

Outside

To the front of the home is a block paved driveway giving access to the attached garage together with a hard standing area providing adequate parking. To the rear is a patio area and a hard standing area, the gardens are laid predominantly to lawn with a summerhouse and a good sized shed.

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.

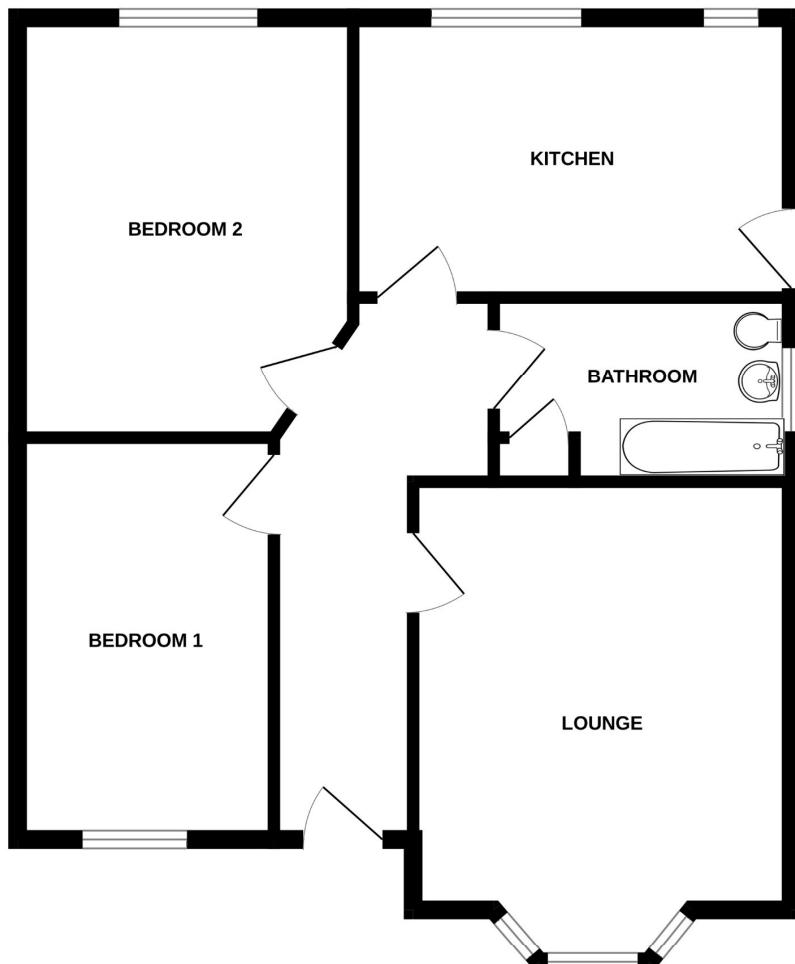
Tenure

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. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

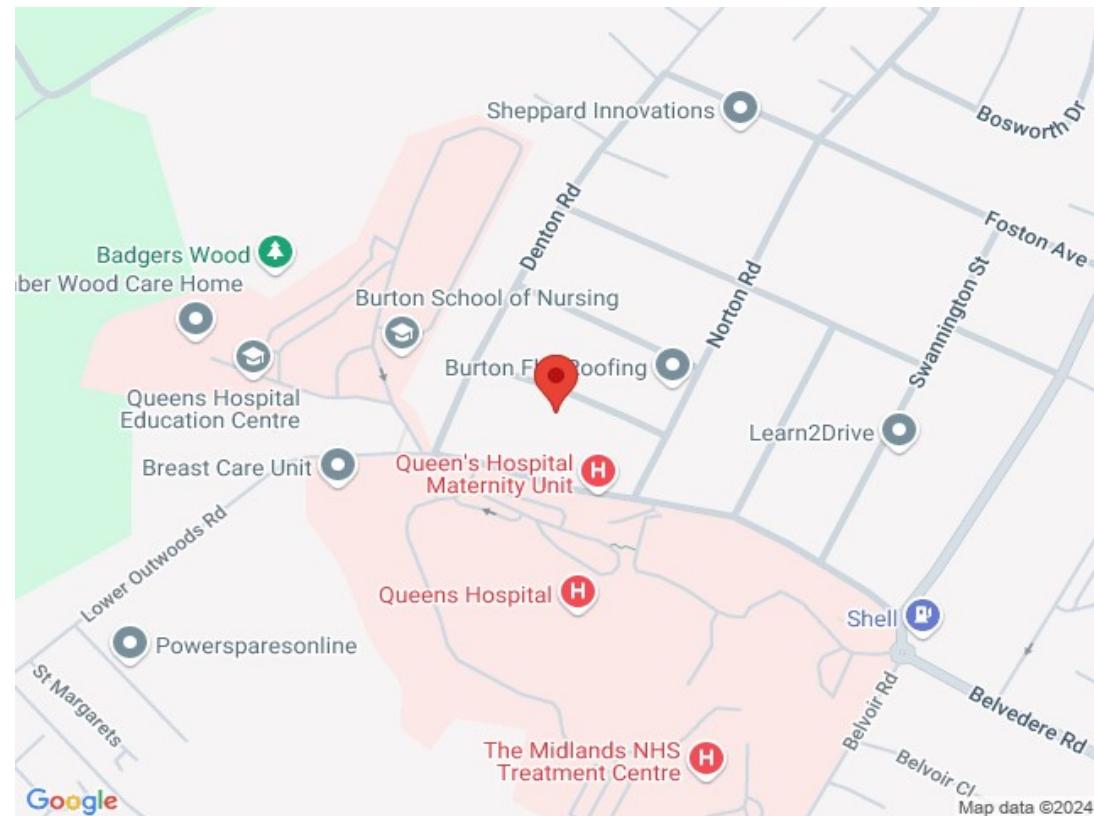
GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 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	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



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