



All Saints Croft, Burton-on-Trent



Guide price £135,000

 2  1  1

## Key Features

- Modern Semi Detached Home
- Two Bedrooms
- Popular Cul de Sac Location
- Immediate Vacant Possession
- Upvc Double Glazing & Gas Fired Central Heating
- Close To Amenities & Facilities
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this modern well equipped two bedrooomed semi detached home located in a popular and convenient position. With both gas fired central heating and Upvc double glazing the home is worthy of an internal inspection in order to appreciate the accommodation on offer which in brief comprises: entrance hall, front sitting room, fitted breakfast kitchen and on the first floor a landing leads to two bedrooms and bathroom. Outside a driveway to the front provides parking for two vehicles and to the rear is a pleasant enclosed garden screened by timber fencing.

#### Accommodation In Detail

Half obscure Upvc double glazed entrance door leading to:

#### Entrance Hall

having fitted laminate flooring, one central heating radiator and staircase rising to first floor.

#### Reception Room

having fitted laminate flooring, Upvc double glazed window to front elevation, one double central heating radiator, fitted smoke alarm and wall mounted gas fire.

#### Open Plan Breakfast Kitchen 3.71m x 2.44m (12'2" x 8'0")

having a range of white fronted base and wall mounted units with complementary rolled edged working surfaces, gas cooker point, fitted Ideal Classic gas fired central heating boiler with digital timer, stainless steel sink and draining unit, ceramic tiling to floor, one double central heating radiator, fitted extractor vent, Upvc double glazed window to rear elevation and Upvc double glazed French door with double glazed panel to side opening out the rear garden.

#### On The First Floor



#### Landing

having Upvc double glazed window to side elevation, fitted smoke alarm and access to loft space.

#### Bedroom One

having twin Upvc double glazed windows to front elevation, one double central heating radiator and overstairs storage cupboard with lagged hot water cylinder.

#### Bedroom Two 2.4m x 1.87m (7'11" x 6'1")

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

#### Bathroom

having modern white suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, obscure Upvc double glazed window to rear elevation, one central heating radiator and fitted extractor vent.

#### Outside

To the front of the property is a block paved driveway providing parking for two vehicles. To the rear is a pleasant enclosed garden which features a central pathway with lawned areas and borders on either side. A shed is erected at the far extent of the garden, and the garden is screened by timber fencing.

#### Services

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

#### Measurement

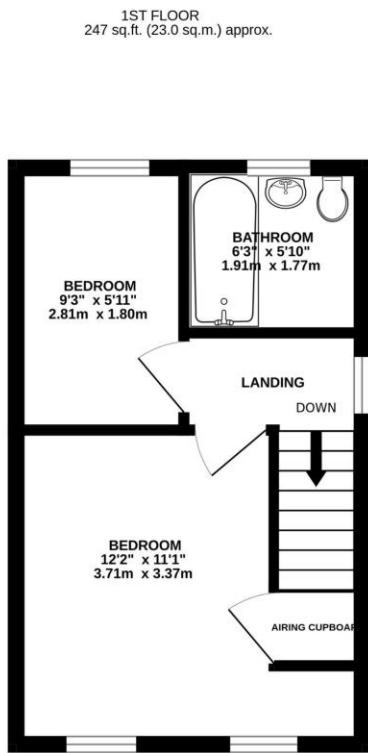
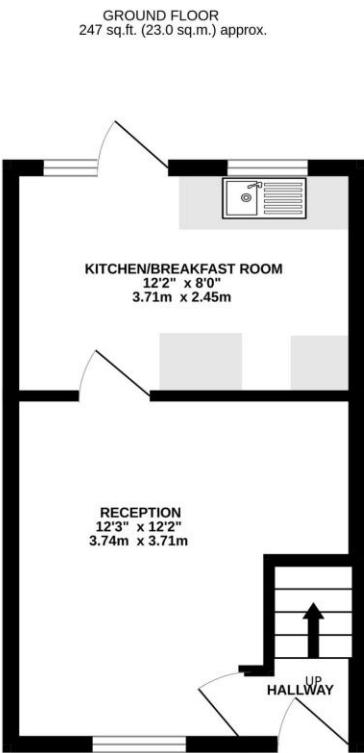
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

#### Tenure

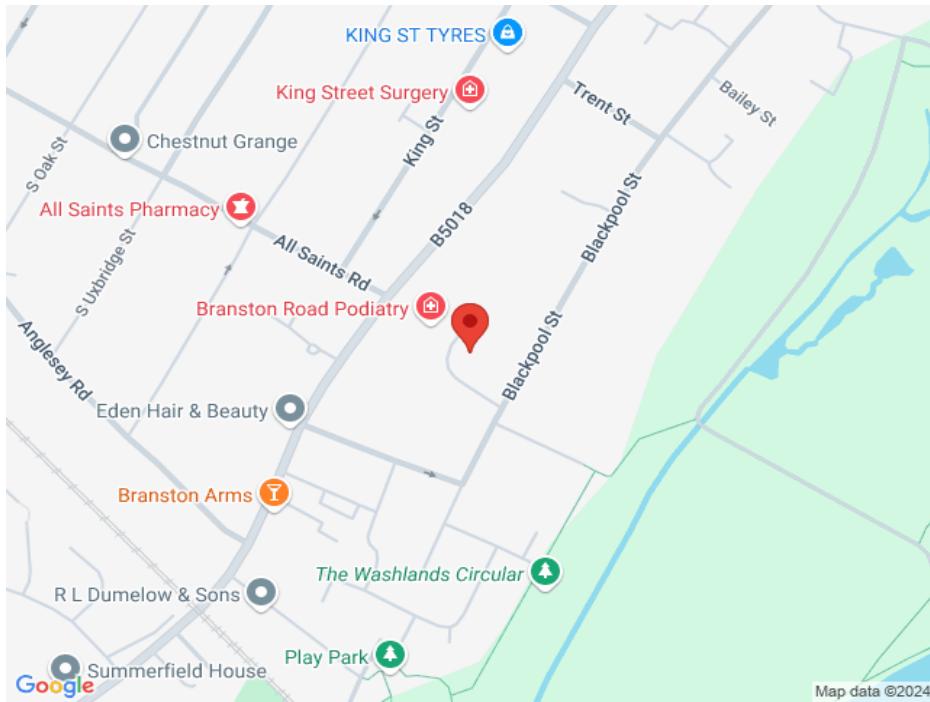
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

#### 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.



TOTAL FLOOR AREA: 495 sq.ft. (45.9 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	86
(81-91)	B	
(69-80)	C	
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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