



Panama Road, Burton-on-Trent



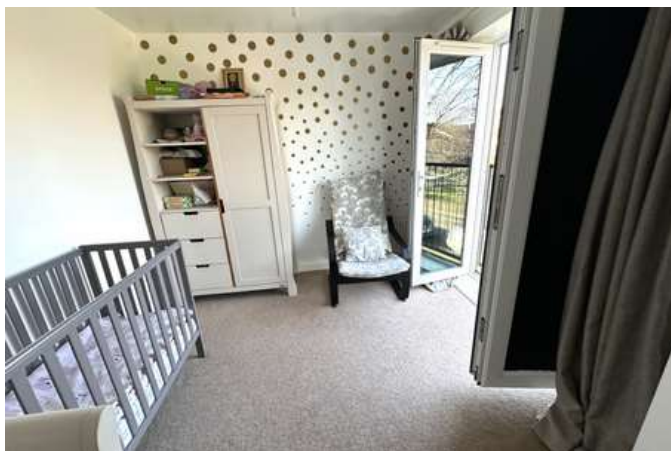
Guide price £240,000



## Key Features

- Well Presented Town House
- Four Bedrooms
- Two Bathrooms & Guest Cloak Room
- Large Garden
- Garage & Off Road Parking
- Convenient Location
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well kept and well proportioned four bedroomed town house. The large living accommodation in brief comprises: - entrance hall, guest cloak room, kitchen, lounge, on the first floor a landing leads to master bedroom with en-suite and bedroom two. On the second floor a landing leads to two further double bedrooms and family bathroom. Also benefitting from having a large garden, ideal for families, it also has plenty of seating areas and a detached single garage. The property is ideally situated opposite a children's playing area and close to all schools and amenities. This property is perfect for any family looking in this area.

### Accommodation In Detail

Frosted composite double glazed door leading to:

#### Entrance Hall

having staircase rising to first floor, one central heating radiator and thermostat for central heating.

#### Guest Cloak Room 0.87m x 1.6m (2'11" x 5'2")

having low level wc, corner space-saving pedestal wash basin with chrome tap, tiled splashback, extractor fan and one central heating radiator.

#### Kitchen 2.67m x 3.01m (8'10" x 9'11")

having range of base and wall mounted units, granite effect working surface, feature tiled splashback, tiled flooring, stainless steel sink and drainer with chrome mixer tap, electric single oven, four ring gas hob, cupboard housing gas fired boiler, space for slimline dishwasher, washing machine and fridge/freezer, consumer unit for electrics, extractor vent, one central heating radiator and Upvc double glazed window to front elevation.

#### Lounge 5.45m x 2.4m (17'11" x 7'11")

having media points, one central heating radiator, Upvc double glazed window to rear elevation and Upvc double glazed French doors to rear elevation.

### On The First Floor

#### Landing

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

#### Master Bedroom 3.3m x 3.23m (10'10" x 10'7")

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

#### En-Suite 2.08m x 2.4m (6'10" x 7'11")

having low level wc, pedestal wash basin with chrome mixer tap, quadrant shower cubicle with sliding glass doors and thermostatic chrome shower, tiling to shower area, shaver point, extractor fan, one central heating radiator and frosted Upvc double glazed window to rear elevation.

#### Bedroom Two 3.3m x 2.68m (10'10" x 8'10")

having on central heating radiator and Upvc double glazed French doors leading out to the Juliet balcony.

### On The Second Floor

#### Landing

having access to loft space and built-in storage cupboard housing the hot water cylinder and provides storage.

#### Bedroom Three 4.86m x 3.14m (15'11" x 10'4")

having tv aerial point, one central heating radiator and two Upvc double glazed windows to front elevation.

#### Bedroom Four 3.19m x 2.74m (10'6" x 9'0")

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

#### Family Bathroom 2.17m x 1.74m (7'1" x 5'8")

having low level wc, pedestal wash basin with chrome mixer tap, bath with chrome fittings, half height tiling around bath area, shaver point, extractor fan, one central heating radiator and frosted Upvc double glazed window to rear elevation.



## Outside

To the front of the property there is a courtyard style fore garden which is mainly laid to lawn with a paved path leading to the front door. To the rear is an enclosed garden with paved patio area, lawned area, a path leads to a rear paved area which leads to a detached single garage and lean-to style storage area.

## Garage

having Upvc side door and up and over garage door leading to the private parking 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.

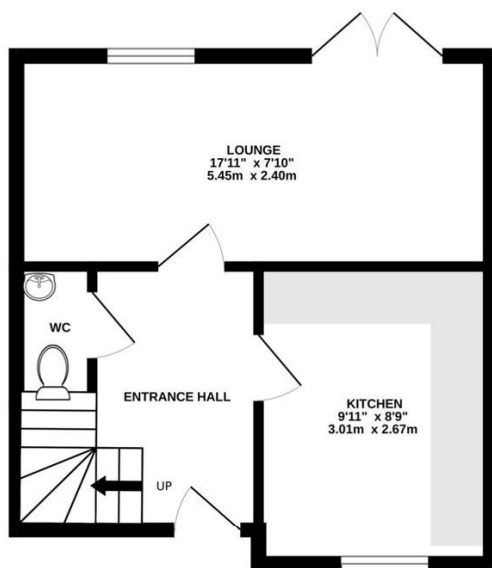
## Note

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.

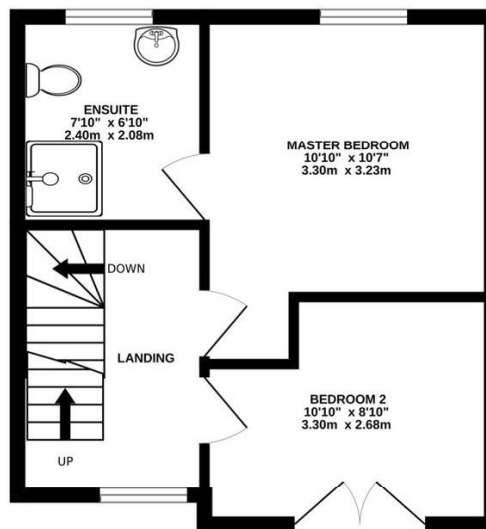




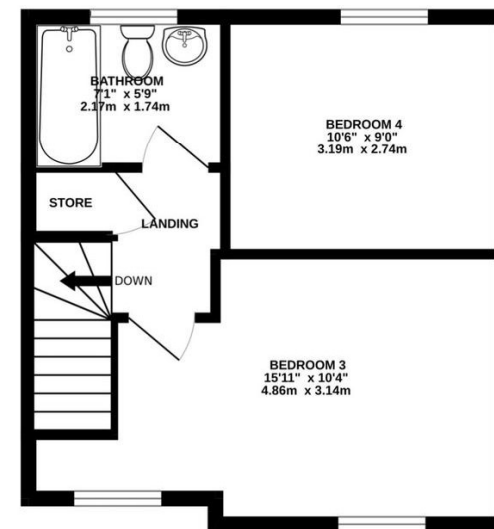
GROUND FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.

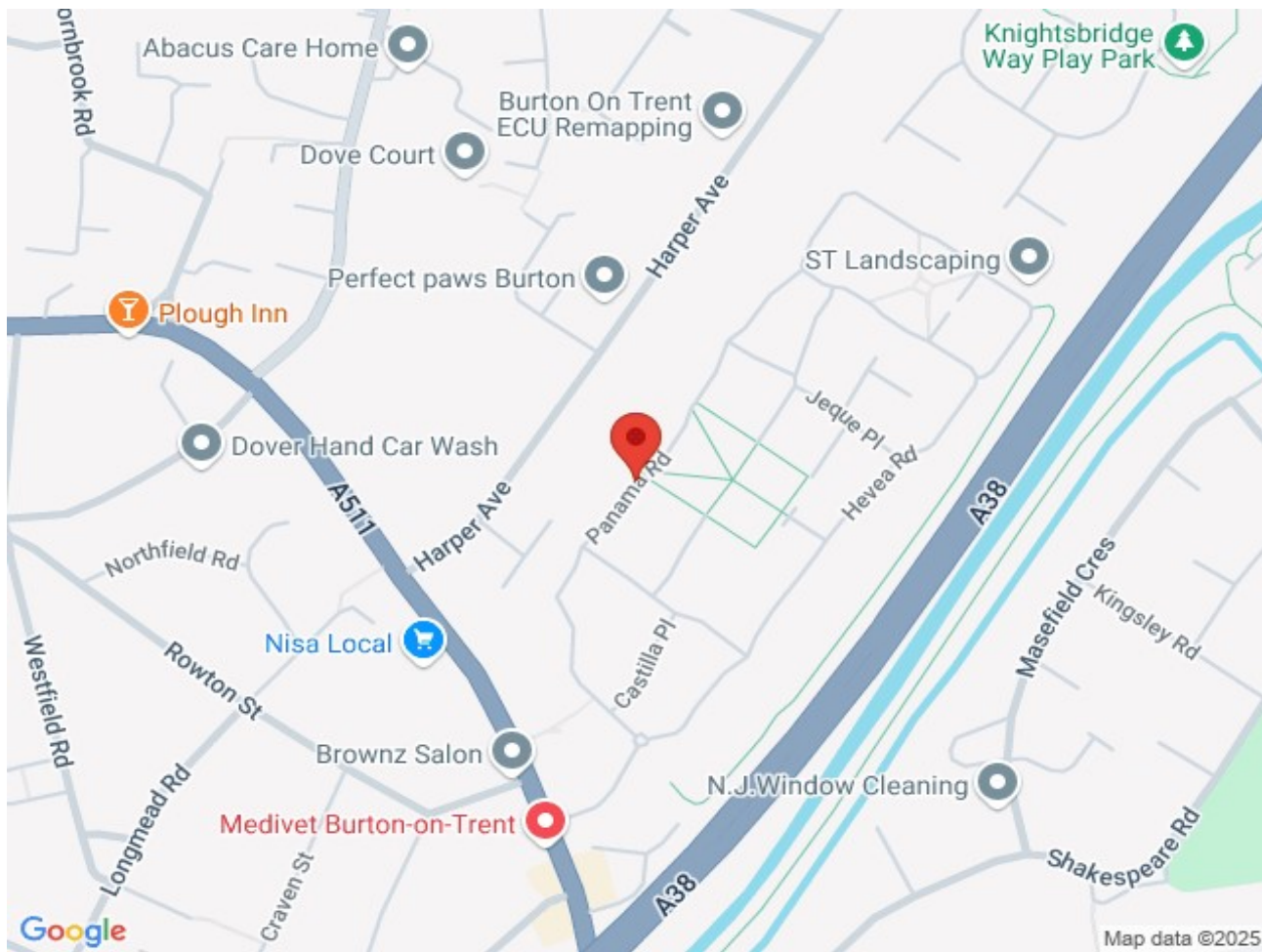


2ND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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		90
(81-91) B		
(69-80) C	78	
(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
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