



Maple Way, Branston, Burton-on-Trent



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£160,000



Key Features

- Two Bedroomed Town House
- Good Sized Rear Garden
- Off Road Parking
- Upvc Double Glazing & Gas Fired Central Heating
- Ideal For First Time Buyers Or Investors
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this two bedroomed mid town house on a popular residential estate in Branston. Benefitting from off road parking, good sized rear garden and two double bedrooms the property is well suited to any first time buyer or investor. In brief the accommodation comprises: - entrance hall, kitchen, lounge and on the first floor a landing leads to two bedrooms and bathroom. Viewings are highly recommended.

Accommodation In Detail

Double glazed door leading to:

Entrance Hall

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

Kitchen 2.29m x 2.98m (7'6" x 9'10")

having a range of base and wall mounted units, laminate work surfaces, composite sink and drainer with chrome mixer tap, electric oven, four ring gas hob with extractor over, space for washing machine and fridge/freezer, tiled splashback, consumer unit for electrics, one central heating radiator and Upvc double glazed window to front elevation.

Lounge 3.58m x 4.33m (11'8" x 14'2")

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

On The First Floor

Landing

having access to loft space.

Bedroom One 3.58m x 2.71m (11'8" x 8'11")

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

Bedroom Two 3.58m x 2.57m (11'8" x 8'5")

having built-in triple wardrobes, built-in overstairs cupboard housing gas fired combination boiler, one central heating radiator and Upvc double glazed window to front elevation.

Bathroom 1.71m x 1.93m (5'7" x 6'4")

having low level wc, pedestal wash basin with chrome taps, bath with chrome shower over, tiling around bath area, extractor fan and chrome heated towel radiator.

Outside

To the front of the property is a double width block paved driveway providing parking for two vehicles and an easy to maintain fore garden. To the rear is a fully enclosed garden with gravelled seating area, path leads to the rear gate, artificial grass and space for 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

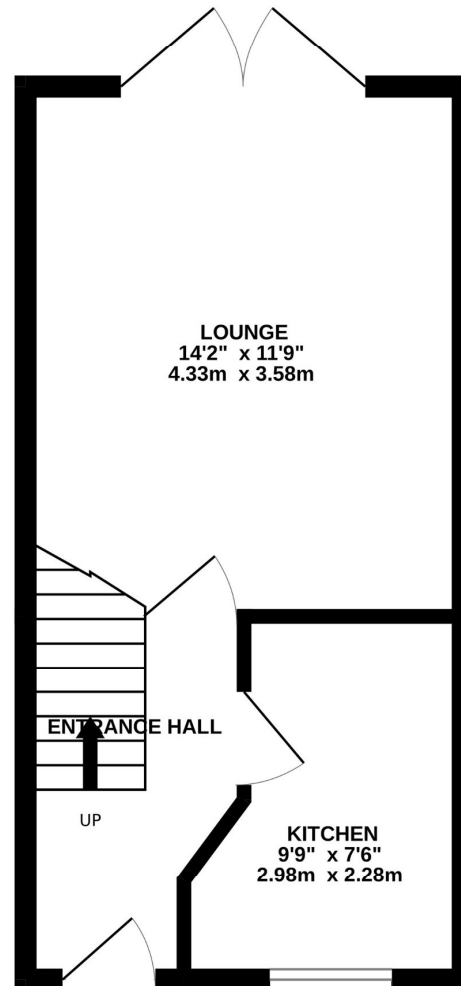
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

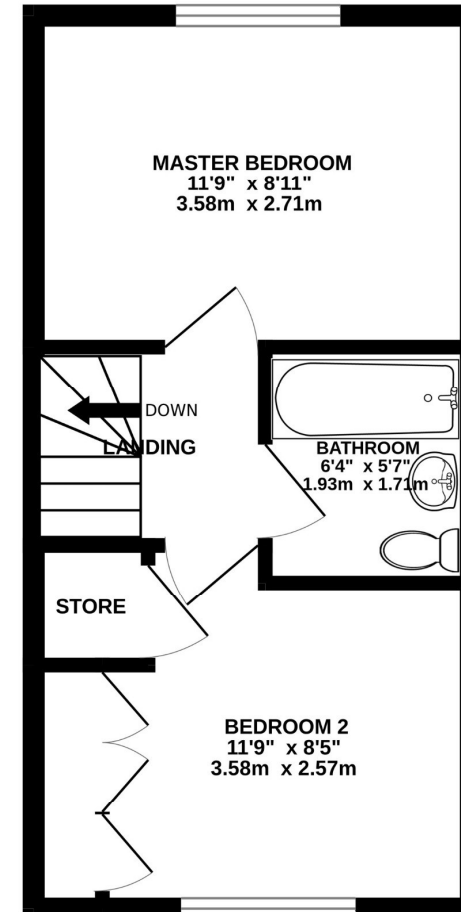
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 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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