



Sycamore Road, Stapenhill,  
Burton-on-Trent





£86,995



## Key Features

- Spacious First Floor Flat
- Two Bedrooms
- Popular Residential Location
- Upvc Double Glazing & Gas Fired Central Heating
- Long Lease
- Immediate Vacant Possession
- EPC rating C
- Leasehold





Newton Fallowell are pleased to be able to offer for sale this spacious two double bedroomed, centrally heated and double glazed flat which benefits from immediate vacant possession. In brief the property comprises: - entrance hall, reception room, kitchen, two double bedrooms and shower room. Outside are lawned gardens to the front and rear and there is a brick built store and small workshop.

### Accommodation In Detail

Upv half obscure double glazed entrance door leading to:

#### Entrance Hall

having one central heating radiator, fitted smoke alarm, access to loft space and large built-in storage cupboard housing the electric meter and shelving.

#### Reception Room 4.11m x 4.23m (13'6" x 13'11")

having Upvc double glazed window to front elevation, one central heating radiator, feature fireplace with pine fire surround and thermostatic control for central heating.

#### Kitchen 2.96m x 2.62m (9'8" x 8'7")

having a range of white hessian effect base and eye level units with complementary rolled edged oak effect working surfaces, full tiling complement to walls, Upvc double glazed window to rear elevation, stainless steel sink and draining unit, gas cooker point and full height cupboard housing the fitted Glowworm gas fired central heating combi boiler.

#### Bedroom One 4.26m x 3.04m (14'0" x 10'0")

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

#### Bedroom Two 3.69m x 2.99m (12'1" x 9'10")

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

### Re-Fitted Shower Room

having suite comprising quadrant shower enclosure with electric shower, vanity wash basin, low level wc, full tiling complement to walls, heated chrome ladder towel radiator, obscure Upvc double glazed window to rear elevation and fitted extractor vent.

### Outside

To the front is a mainly lawned fore garden. To the rear is a garden featuring a large flagged patio and lawn beyond. There is a brick built store and small workshop.

### 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

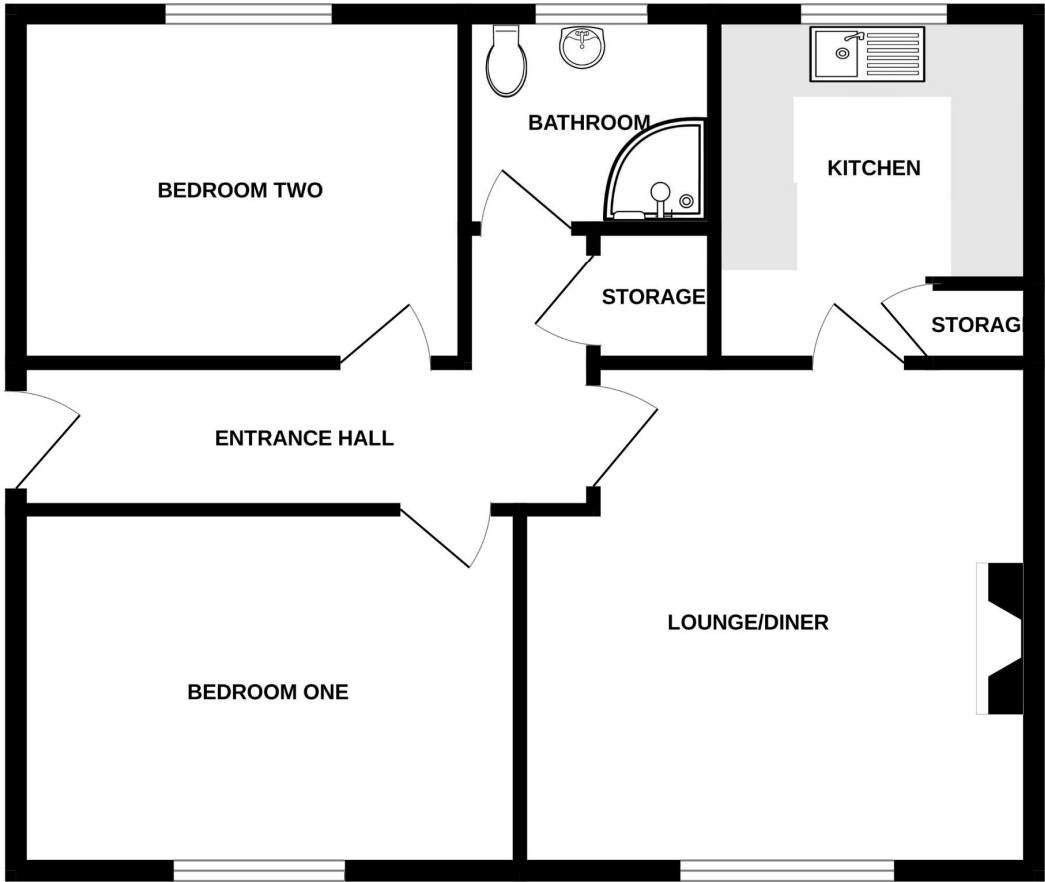
Leasehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(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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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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