



Bishop Place, Burton-on-Trent



3



2



1



Guide price £230,000



## Key Features

- Modern Semi Detached Home
- Three Well Proportioned Bedrooms
- Off Road Parking
- Guest Cloak Room
- Dining Kitchen
- UPVC Double Glazed / GCH
- EPC rating B
- Freehold





\*\*\* Beautifully Presented Home \*\*\*

Newton Fallowell are delighted to present to the market this stunning semi detached home set on a popular estate off Henhurst located ideally for all local amenities, town centre as well as a first school. This property comprises of in brief:- entrance hall, guest cloak room, reception room and dining kitchen. First floor provides a family bathroom and three well proportioned bedrooms with an en suite off the master. Outside to the front is a driveway providing off road parking. To the rear is a privately enclosed rear garden with a patio and lawn areas.

### Accommodation In Detail

#### Entrance Hall 1.5m x 1.3m (4'11" x 4'4")

having one central heating radiator.

#### Guest Cloak Room

having low level wc, pedestal wash basin and one central heating radiator.

#### Reception Room 4.2m x 3.5m (13'10" x 11'6")

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

#### Inner Hall 0.8m x 1m (2'7" x 3'4")

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

#### Dining Kitchen 3.4m x 4.5m (11'2" x 14'10")

having understairs storage cupboard, one central heating radiator, vast array of base and wall mounted units, gas fired central heating boiler, Upvc double glazed window to rear elevation, Upvc double glazed doors opening out onto the patio seating area, integrated dishwasher, washer dryer and fridge/freezer and Zanussi electric fan oven with four ring stainless steel gas hob over together with extractor fan and splashback.

### On The First Floor

#### Landing 2.2m x 2m (7'2" x 6'7")

leading to

#### Bedroom One 3.1m x 3.3m (10'2" x 10'10")

having Upvc double glazed window to rear elevation, one central heating radiator and an array of built-in wardrobes.

#### En-Suite

having low level wc, pedestal wash basin, walk-in shower cubicle, one central heating radiator and obscure Upvc double glazed window to rear elevation.

#### Bedroom Two 3.1m x 2.3m (10'2" x 7'6")

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

#### Bedroom Three 2.2m x 2.1m (7'2" x 6'11")

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

#### Family Bathroom

having three piece suite comprising panelled bath with shower over, low level wc, pedestal wash basin and one central heating radiator.

#### Outside

To the front of the property is a small front lawn and a driveway provides ample off road parking. To the rear is a privately enclosed garden featuring a paved patio and lawned 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

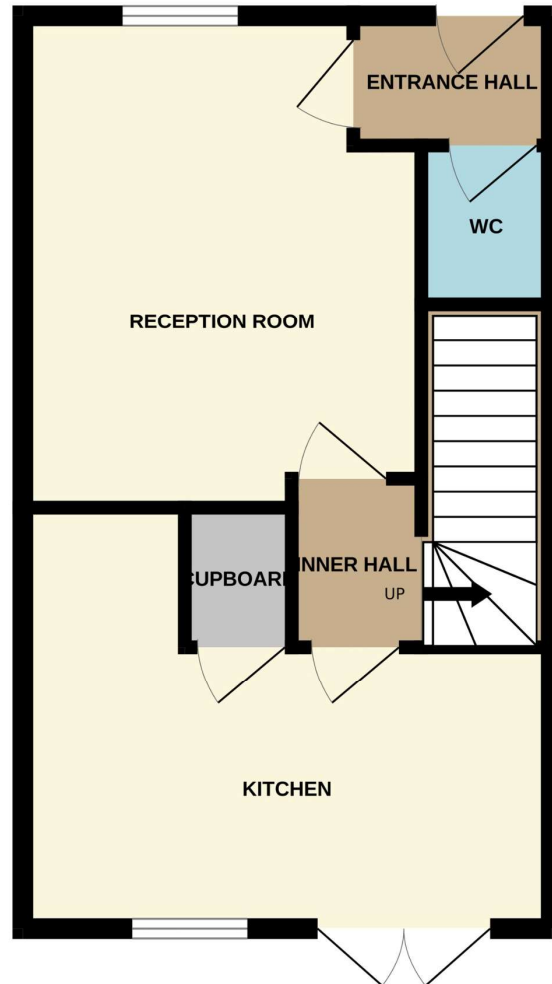
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



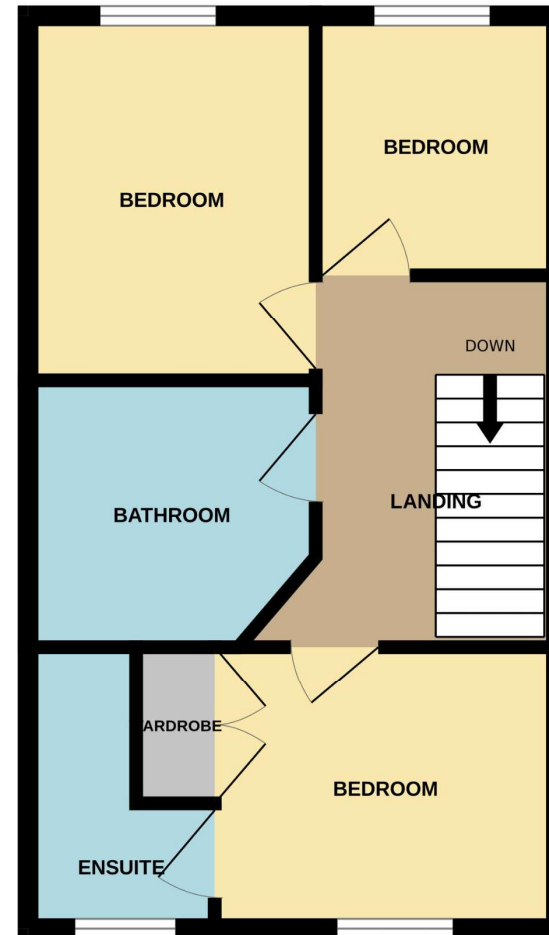




GROUND FLOOR

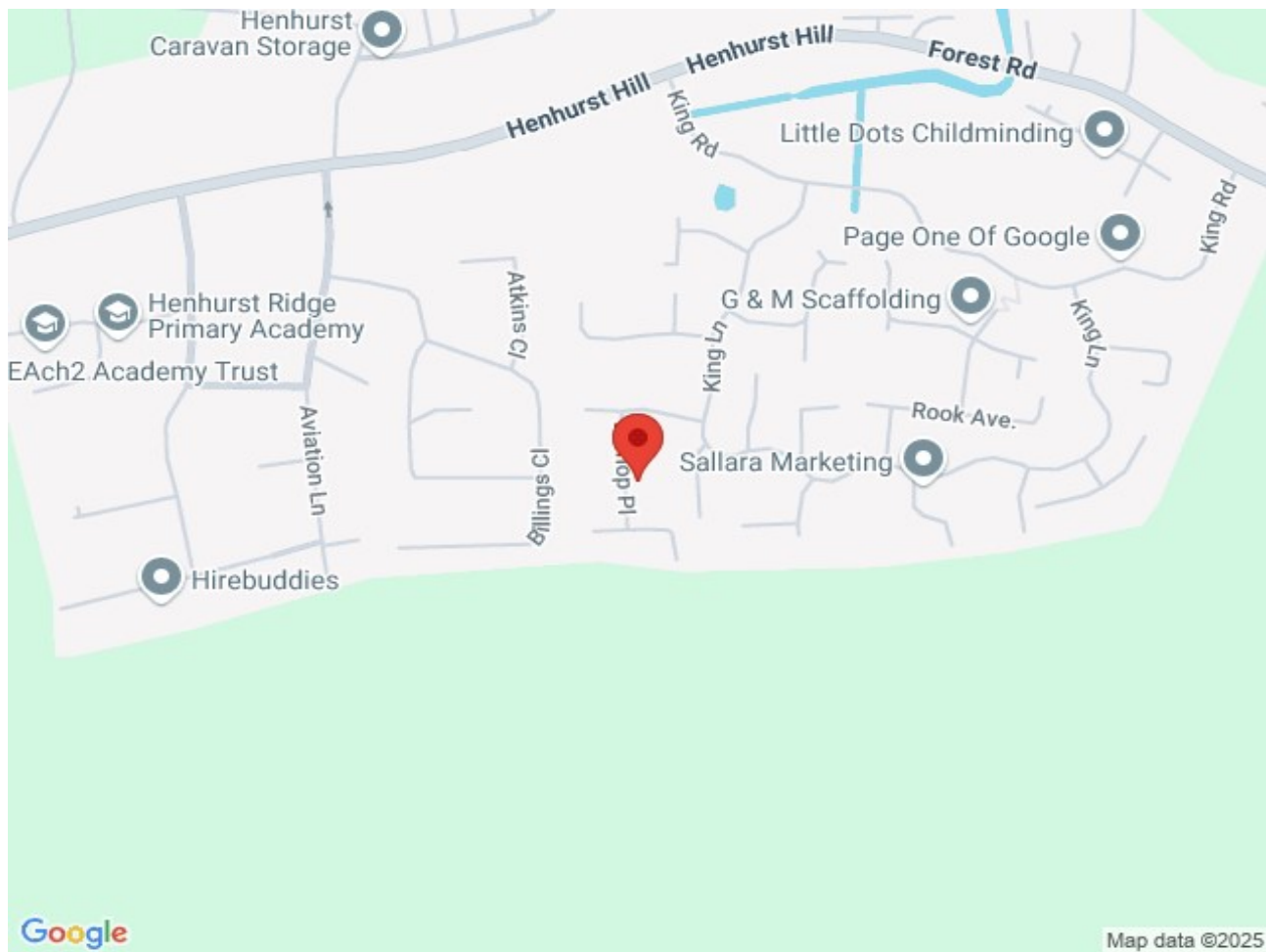


1ST FLOOR



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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		97
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:  
3 Bishop F... ..