



The Wickets, Stapenhill,
Burton-on-Trent



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£115,000



Key Features

- Two Bedroomed Retirement Bungalow
- Popular Residential Location
- Immediate Vacant Possession
- Communal Gardens
- Allocated Parking
- Residents Community Room
- EPC rating C
- Leasehold





Situated on this ever popular retirement site the sale of this well located retirement home. In brief the accommodation comprises: - entrance hall, good sized rear reception room, fitted kitchen, two good sized bedrooms and fitted bathroom. Outside has good parking facilities for residents and visitors together with a bin store and communal gardens.

Accommodation In Detail

Entrance door with obscure double glazed visibility light leading to:

Entrance Hall

having access to loft, one central heating radiator and large full height store cupboard.

Lounge

having one central heating radiator and sliding double glazed patio doors leading out to the rear patio.

Kitchen 3.18m x 2.11m (10'5" x 6'11")

having a good range of base and wall mounted units with complementary working surfaces, stainless steel sink and draining unit, sealed unit double glazed window to rear elevation, gas cooker point, wall mounted Ideal condensing combi gas fired central heating boiler, large full height storage cupboard and fitted extractor vent.

Master Bedroom 2.8m x 3.25m (9'2" x 10'8")

having Upvc double glazed window to front elevation, one central heating radiator and range of built-in wardrobes with sliding doors.

Bedroom Two 1.76m x 2.9m (5'10" x 9'6")

having Upvc double glazed window and one central heating radiator.

Bathroom

having white suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, fitted shaver point, one central heating radiator and full tiling complement to walls.

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.

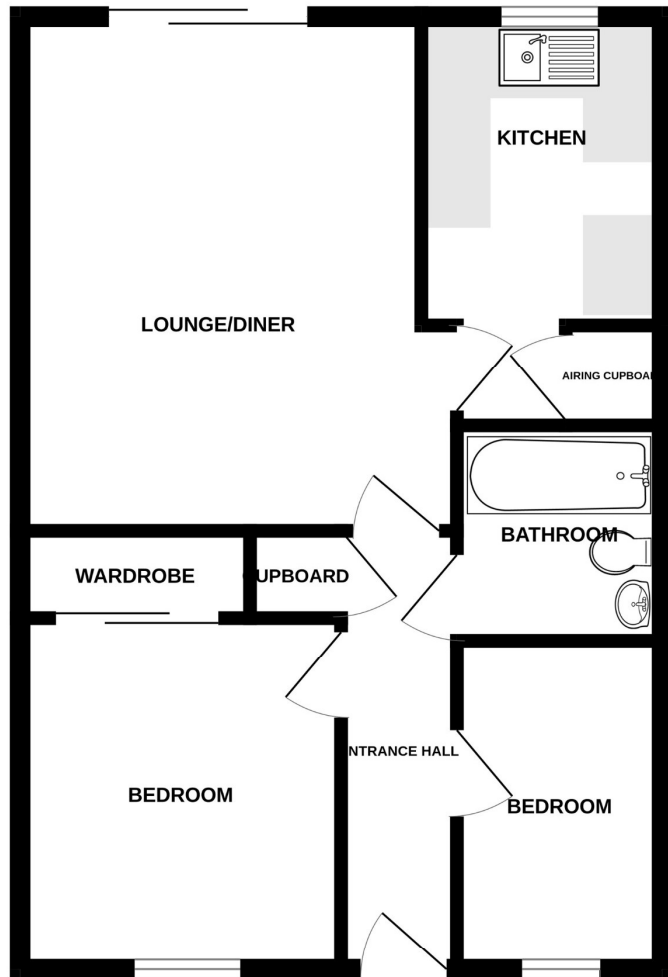
Note

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.

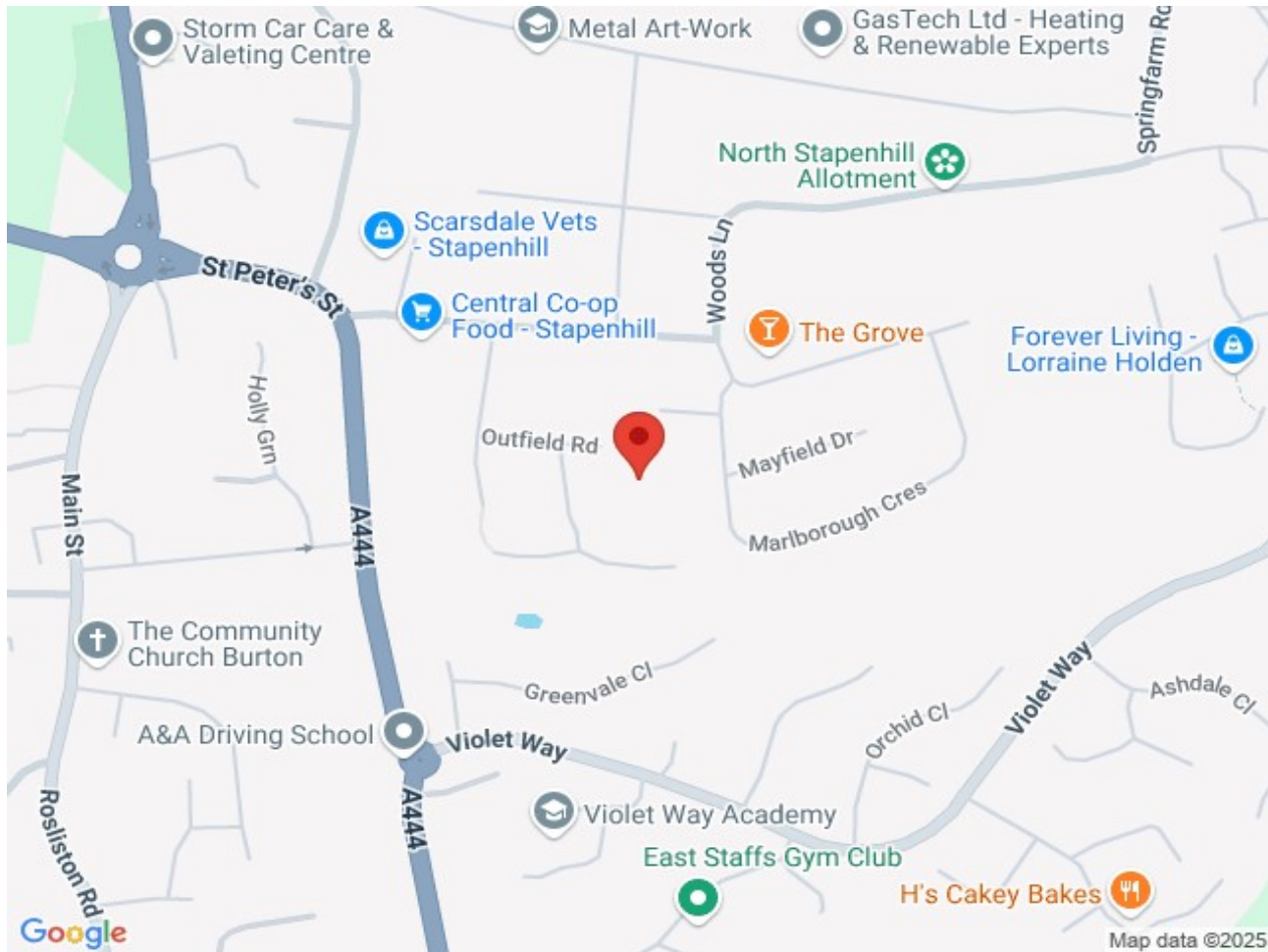
Note

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	88
A		
(81-91)		
B		
(69-80)		
C		
(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
www.EPC4U.COM		