



Harlech Way, Stretton, Burton-on-Trent



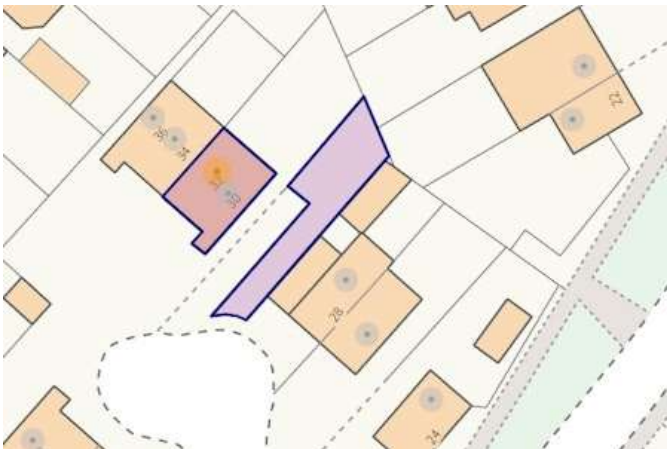
£120,000



Key Features

- Two Bedroomed First Floor Flat
- Cul De Sac Location
- Popular Residential Position
- Upvc Double Glazing & Gas Central Heating
- Driveway & Garden
- Immediate Vacant Possession
- EPC rating C
- Leasehold





Situated within this popular cul de sac location this centrally heated and double glazing home is ready to move into having been freshly decorated and benefitting from immediate vacant possession. The home is of good proportions and in brief comprises:

- entrance hall with staircase rising to first floor landing, good sized rear sitting room with kitchen off, two good sized bedrooms and bathroom with modern white suite. A driveway provides parking for two vehicles and leads to a pleasant separate garden.

Accommodation In Detail

Half obscure Upvc double glazed entrance door leading to:

Entrance Lobby

having fitted smoke alarm and staircase rising to first floor.

Landing

having access to loft, thermostatic control for central heating.,

Sitting Room 3.88m x 4.06m (12'8" x 13'4")

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

Kitchen 2.18m x 2.55m (7'2" x 8'5")

having a good range of white fronted base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, four ring electric hob with electric oven under, wall mounted condensing combi gas fired central heating boiler, Upvc double glazed window to rear elevation and large full height storage cupboard.

Bedroom One 4.02m x 2.82m (13'2" x 9'4")

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

Bedroom Two 2.52m x 2.3m (8'4" x 7'6")

having Upvc double glazed window to front elevation, one double central heating radiator and useful overstairs storage cupboard.

Bathroom

having modern white suite comprising panelled bath with shower attachment over, pedestal wash basin, low level wc, obscure Upvc double glazed window to side elevation and one central heating radiator.

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.

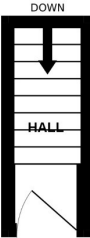
Tenure

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.

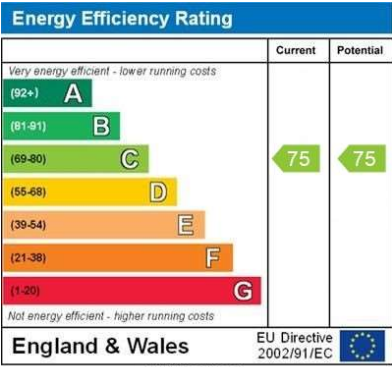
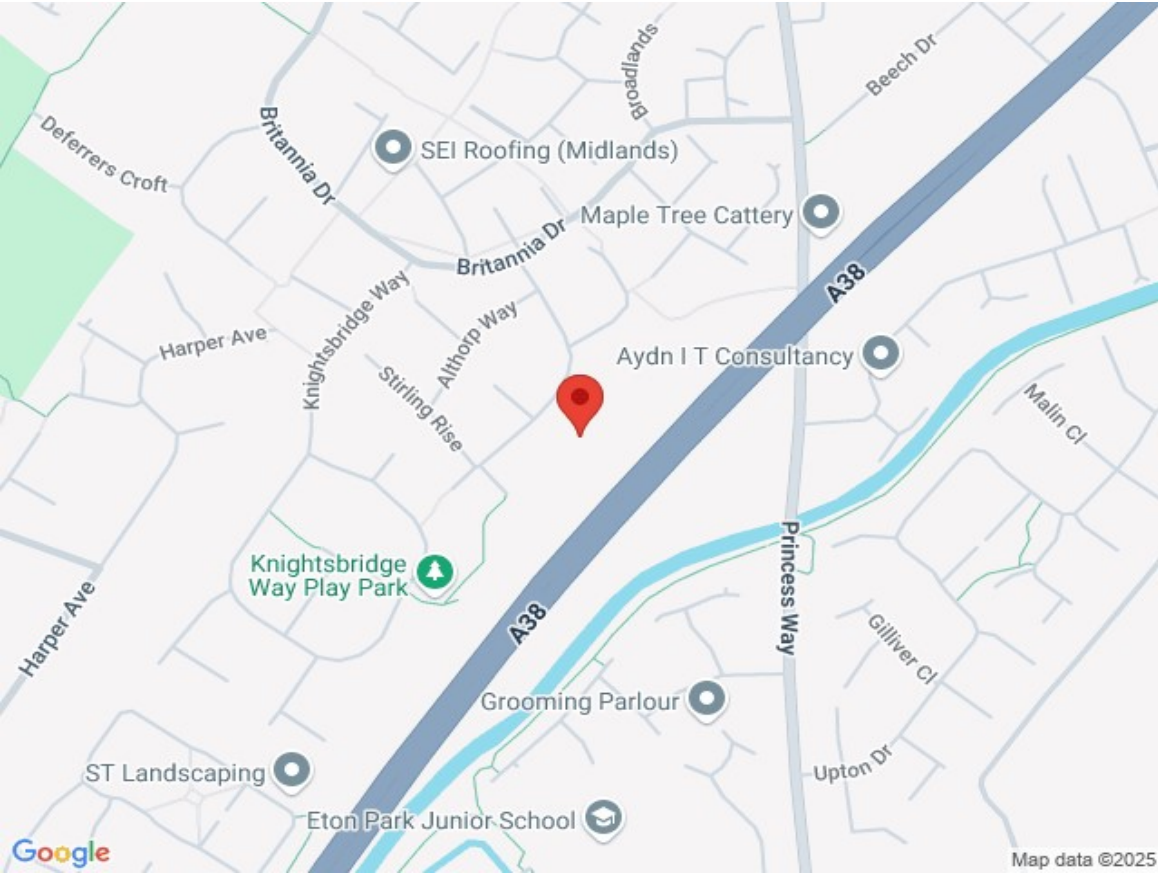
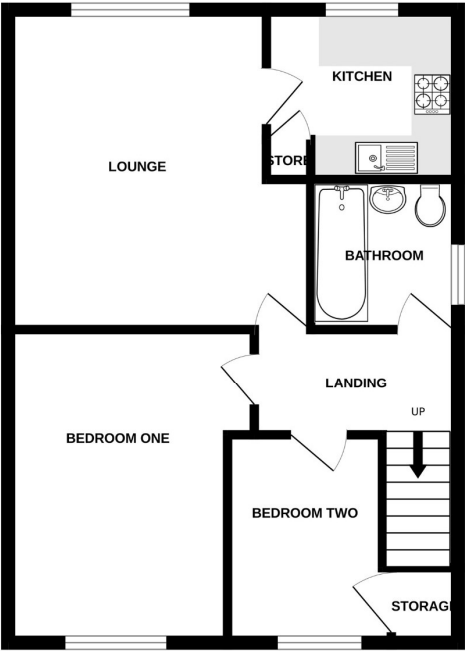
Note

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. 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



FIRST FLOOR



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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.

