



Newton Road, Burton-on-Trent



£180,000



Key Features

- Spacious Modern Town House
- Two Bedrooms
- Fabulous Location Overlooking The Trent Bridge
- Upvc Double Glazing & Gas Central Heating
- Pleasant Landscaped Rear Garden
- Driveway & Garage
- EPC rating D
- Freehold





Situated in a prominent and convenient position this gas centrally heated and Upvc double glazed spacious modern home is worthy of an internal inspection in order to appreciate the standard and size of accommodation on offer. Located overlooking the Trent Bridge to the front this modern home in brief comprises: - open canopied entrance with store off, entrance hall, large lounge, lovely well equipped breakfast kitchen and on the first floor a landing leads to two very good sized bedrooms and bathroom. To the rear a driveway provides parking for two vehicles and leads to a brick built garage.

Accommodation In Detail

Open Recessed Entrance Porch

having integrated broom cupboard and half obscure double glazed entrance door leading to:

Entrance Hall

leading to:

Reception Room 4.27m x 4.23m (14'0" x 13'11")

having Upvc double glazed bow window to front elevation, one double central heating radiator, staircase rising to first floor, fitted smoke alarm, coving to ceiling and feature fireplace with marble backplate and hearth together with fitted gas point.

Spacious Breakfast Kitchen 3.09m x 4.25m (10'1" x 13'11")

having a good range of cream fronted base and eye level units with complementary rolled edged working surfaces, polycarbonate sink and draining unit, gas cooker point, plumbing for washing machine, one central heating radiator, cupboard housing recently installed Baxi condensing combi central heating boiler, Upvc double glazed window to rear elevation and half double glazed door to rear.

On The First Floor

Landing

having full height storage/linen cupboard and access to loft space.

Master Bedroom 2.86m x 3.3m extending to 4.26m into wardrobe recess

having fitted dado rail, one central heating radiator, built-in double wardrobe and Upvc double glazed window to front elevation providing views over the Trent Bridge.

Bedroom Two 3.56m x 2.36m (11'8" x 7'8")

having Upvc double glazed window to rear elevation, one central heating radiator and fitted dado rail.

Bathroom

having modern white suite comprising panelled bath with electric shower over together with glass screen, pedestal wash basin, low level wc, one central heating radiator, obscure Upvc double glazed window to rear elevation and coving to ceiling.

Outside

To the front is a small fore garden and to the rear is a pleasant enclosed well screened and landscaped garden. To the rear a driveway provides parking for two vehicles and leads to a brick built garage with up and over door.

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.

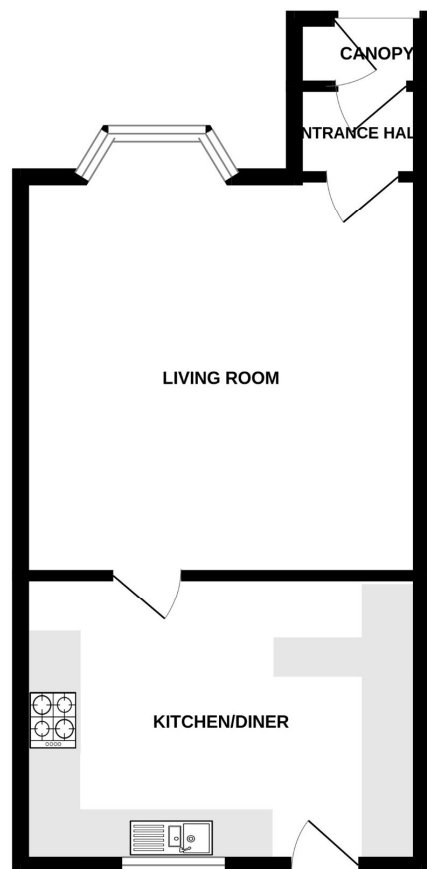
Tenure

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.

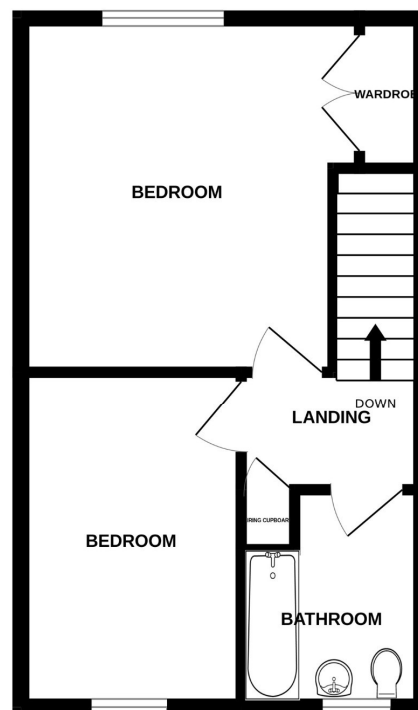
Note

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



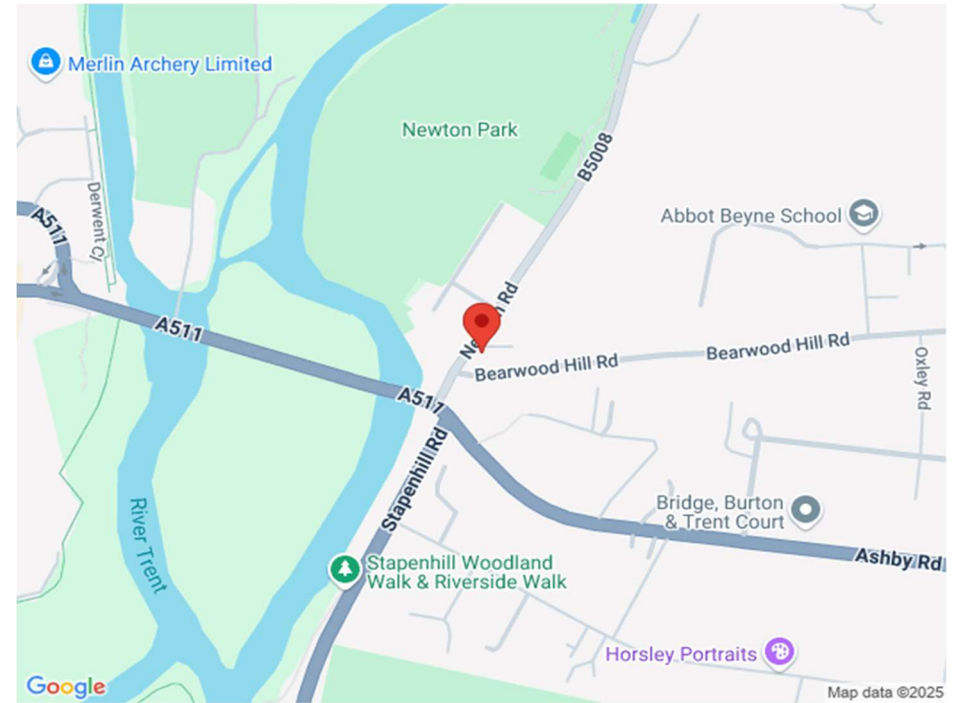
1ST FLOOR




230 NEWTON ROAD

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(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		

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