



Berry Hedge Lane, Winshill,
Burton-on-Trent



£145,000



Key Features

- Lovely Two Bedroomed Cottage
- Pleasant Location Within Old Winshill
- Upvc Double Glazing & Gas Fired Central Heating
- Rear Driveway & Garden
- Viewing A Must To Fully Appreciate
- Well Presented Throughout
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented two bedroomed cottage located in a popular and convenient position close to amenities and facilities. The home is of good proportions and worthy of an internal inspection in order to appreciate the accommodation on offer which in brief comprises: - front sitting room, lobby, rear sitting room, kitchen, small utility area and guest cloak room. On the first a landing leads to two bedrooms and bathroom. Outside to the front is a small fore garden and to the rear a driveway provides parking and leads to a small enclosed garden.

Accommodation In Detail

Upvc half obscure double glazed entrance door leading to:

Front Sitting Room 3.47m x 3.4m (11'5" x 11'2")

having one central heating radiator, centre ceiling rose, coving to ceiling, window to front elevation, feature chimney breast.

Lobby

having staircase rising to first floor.

Rear Sitting Room 3.48m x 3.44m (11'5" x 11'4")

having useful understairs cupboard, feature fireplace, coving to ceiling, one central heating radiator and double glazed window to rear elevation.

Fitted Kitchen 2.08m x 3.18m (6'10" x 10'5")

having a good range of fitted base and eye level units with complementary rolled edged working surfaces, enamel sink, ceramic tiling to floor and doorway leading through to:

Utility Area

having plumbing for washing machine and double glazed window.

Guest Cloak Room

having low level wc and wall mounted wash basin.

On The First Floor

Landing

leading to:

Bedroom One 3.47m x 3.4m (11'5" x 11'2")

having window to front elevation.

Bedroom Two 3.44m x 3.46m (11'4" x 11'5")

having coving to ceiling and window to rear elevation.

Bathroom

having four piece modern suite comprising shower enclosure, panelled bath, pedestal wash basin and low level wc, cupboard housing central heating boiler and obscure window to rear elevation.

Outside

To front of the property is a pleasant fore garden which is hard landscaped and set behind a dwarf wall with wrought iron railings. To the rear is a driveway providing parking and a garden beyond.

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.

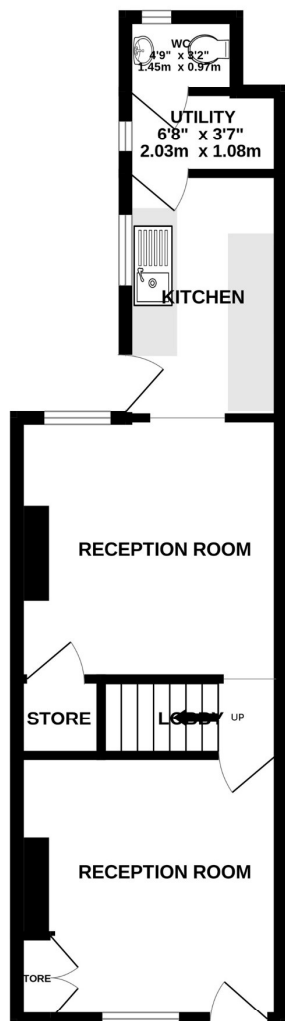
Tenure

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.

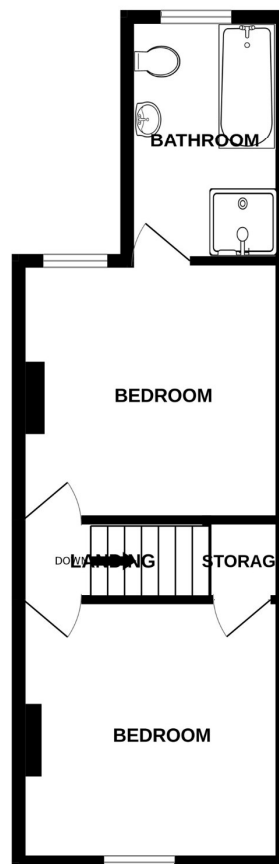
Note

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. 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
392 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



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TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.

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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