

Stanton Road, Stapenhill,
Burton-on-Trent



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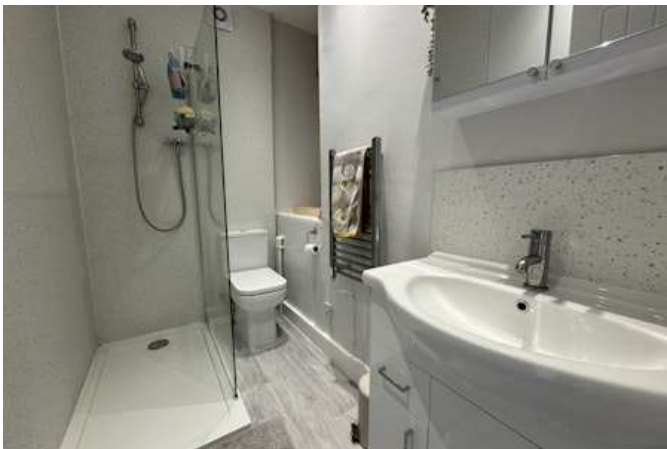
£125,000



Key Features

- Two Bedroomed Terraced Home
- Immaculately Presented
- Recently Fitted Kitchen & Shower Room
- Good Sized Rear Garden
- Gas Central Heating & Upvc Double Glazing
- Ideal For First Time Buyers Or Investors
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented two bedroomed mid terraced home on the outskirts of Burton upon Trent. Benefitting from a recently installed kitchen and bathroom and beautifully decorated throughout this property is ideal for any first time buyer or investor. In brief the accommodation comprises: - lounge, breakfast kitchen and on the first floor a landing leads to two bedrooms and shower room. Externally the property benefits from a great sized rear garden which is mainly laid to lawn with seating areas for entertaining. Viewings are highly recommended.

Accommodation In Detail

Upvc frosted double glazed door leading to:

Lounge 3.39m x 3.37m (11'1" x 11'1")

having media points, feature fireplace, built-in cupboard housing gas, electric and consumer units, one central heating radiator, feature beams and Upvc double glazed window to front elevation.

Breakfast Kitchen 2.74m x 4.36m (9'0" x 14'4")

having a recently re-fitted kitchen with a range of base and wall mounted units, wood effect laminate work surface, electric single oven, electric four ring hob, stainless steel sink and drainer with chrome mixer tap, tiled splashback, breakfast bar, space for washing machine and fridge/freezer, understairs storage, staircase rising to first floor, one central heating radiator, Upvc double glazed window to rear elevation and Upvc double glazed door to rear.

On The First Floor

Landing

having access to boarded loft space.

Master Bedroom 3.66m x 3.37m (12'0" x 11'1")

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

Bedroom Two 1.35m x 3.34m (4'5" x 11'0")

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

Shower Room 1.3m x 2.4m (4'4" x 7'11")

having low level wc, vanity wash basin with chrome mixer tap, walk-in shower cubicle with low profile shower tray, chrome thermostat shower and glass shower screen, aqua panelling to walls, extractor fan, chrome heated towel radiator and overstairs storage which houses the gas fired combination boiler.

Outside

The property has a good sized rear garden with a large lawned area, paved patio and a small brick built outbuilding.

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.

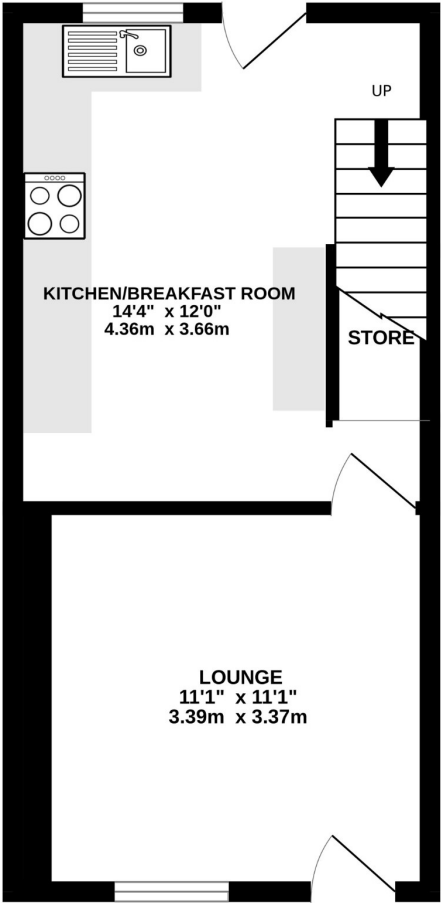
Tenure

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.

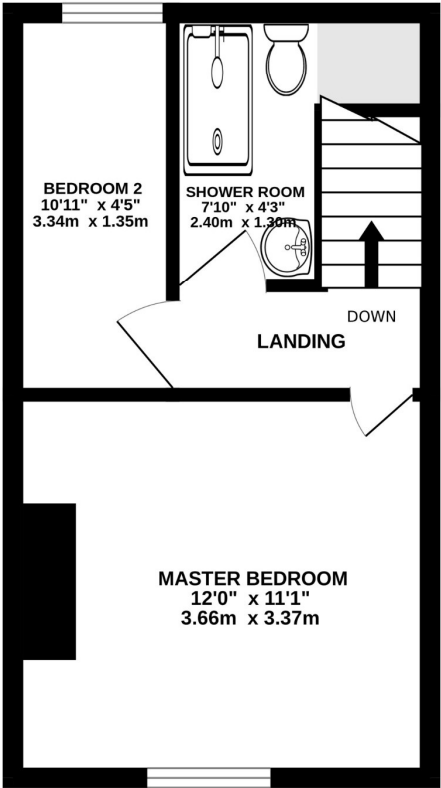
Note

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
296 sq.ft. (27.5 sq.m.) approx.



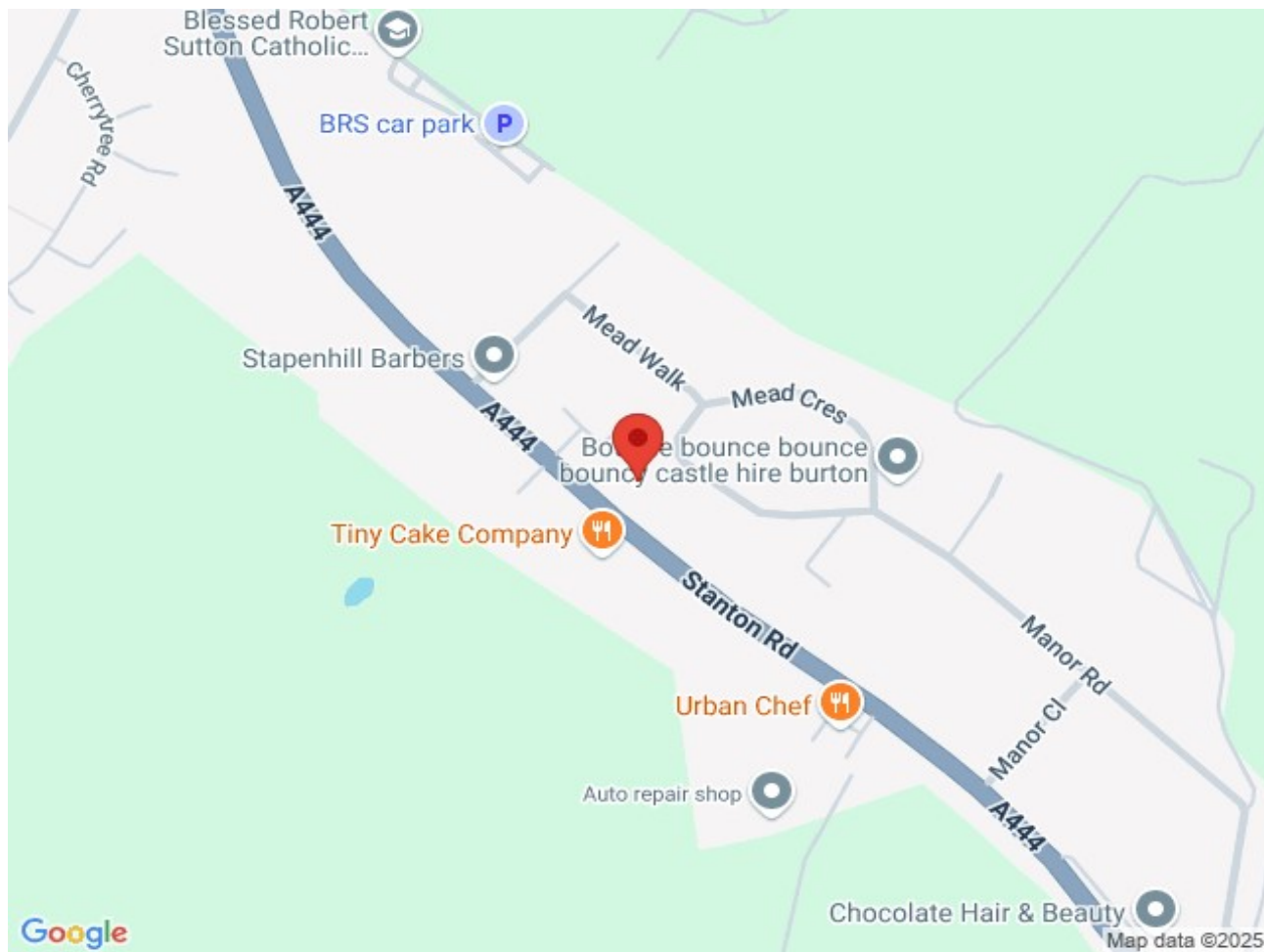
1ST FLOOR
259 sq.ft. (24.0 sq.m.) approx.




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TOTAL FLOOR AREA : 554 sq.ft. (51.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(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		