



Charlotte Court, Branston Road,
Burton-on-Trent



£115,000



Key Features

- Modern Starter Home
- Lovely Open Plan Arrangement
- Set In Select Development Behind Period Buildings
- Quiet But Handy Location
- Upvc Double Glazing & Electric Storage Heaters
- Separate Parking
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this modern well presented home which is ideally suited to a first time buyer or investor purchaser. The home is modern and easy to maintain and features a large open plan living dining kitchen with integrated appliances and on the first a landing leads to a large master bedroom and bathroom. The property is approached via a tarmacadam driveway with separate defined parking and a small fore garden.

Accommodation In Detail

Open Canopied Entrance

having useful store off and half obscure Upvc double glazed entrance door opening into:

Large Impressive Open Plan Living Dining Kitchen 6.25m x 3.35m (20'6" x 11'0")

featuring:

Lounge Area 2.63m x 2.35m (8'7" x 7'8")

having Upvc double glazed window to front elevation, fitted electric night storage heater and staircase rising to first floor.

Kitchen Area 2.56m x 3.35m (8'5" x 11'0")

having a lovely array of oak fronted base and eye level units with complementary rolled edged working surfaces, stainless steel sink and drainer, ceramic tiling to floor, breakfast bar, four ring electric hob with oven under and extractor over and integrated fridge and freezer.

On The First Floor

Landing

having access to loft, fitted smoke alarm and airing cupboard incorporating lagged hot water cylinder.

Master Bedroom 3.35m x 3.66m (11'0" x 12'0")

having Upvc double glazed window to front elevation and fitted electric night storage heater.

Bathroom

having modern white suite comprising low level wc, panelled bath with fitted electric shower over, pedestal wash basin, full tiling complement to walls and floor, heated chrome ladder towel radiator, low intensity spotlights to ceiling and fitted extractor vent.

Outside

To the front of the property is a small fore garden and here is a defined parking space at the front.

Services

All mains services except gas 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.

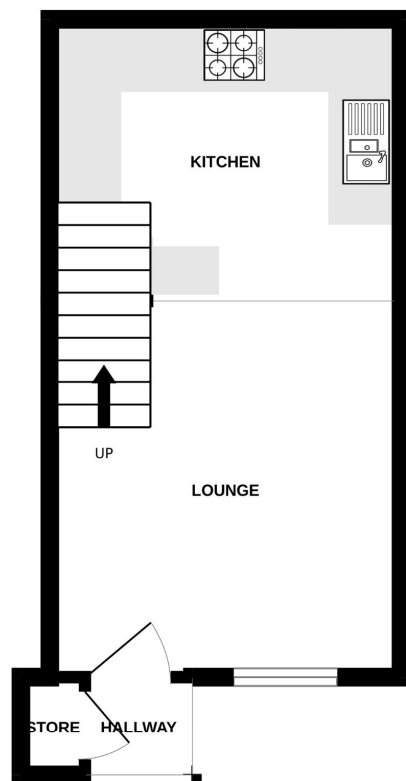
Note

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.

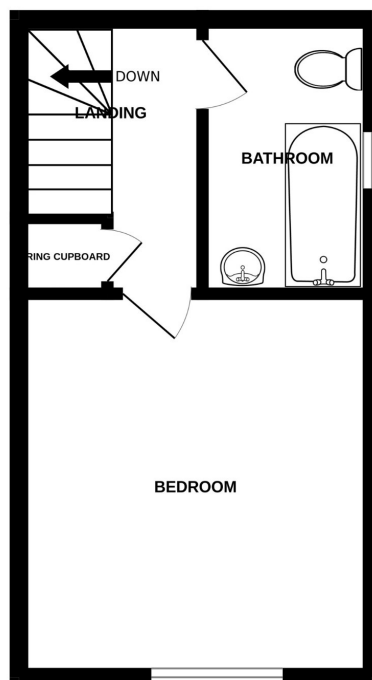
Note

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
249 sq.ft. (23.2 sq.m.) approx.



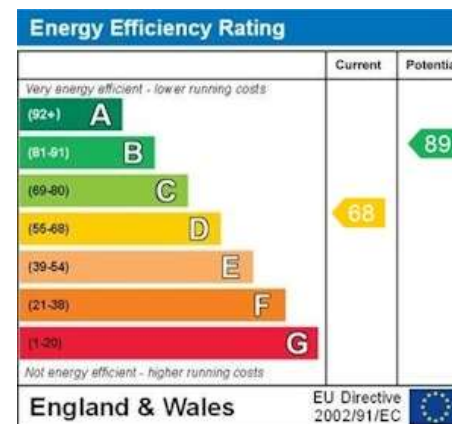
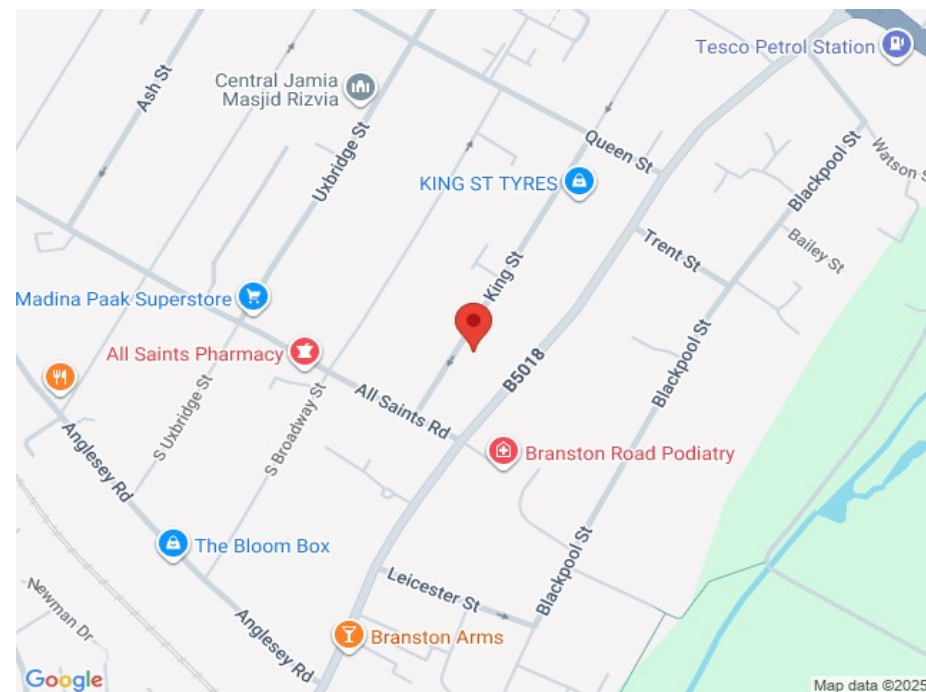
1ST FLOOR
233 sq.ft. (21.7 sq.m.) approx.



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TOTAL FLOOR AREA : 483 sq.ft. (44.9 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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