



Blythfield, Burton-on-Trent



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£170,000



Key Features

- Modern Two Bedroomed Town House
- Extensive Driveway & Garage
- Recently Refurbished
- Newly Fitted Kitchen
- Enclosed Rear Garden
- Immediate Vacant Possession
- EPC rating TBC
- Freehold





Situated close to the town centre this modern newly decorated and refurbished town house. The property benefits from gas fired central heating and Upvc double glazing and is arranged over two floors. In brief the accommodation comprises: - entrance hall, large open plan lounge, re-fitted breakfast kitchen, on the first floor a landing leads to two good sized bedrooms and bathroom with modern white suite. To the front is a small fore garden and a brick built store, to the rear is a pleasant enclosed garden and a driveway a short distance away provides parking and leads to a brick built garage.

Accommodation In Detail

Half obscure Upvc double glazed entrance door leading to:

Entrance Hall

having quarry tiling to floor and doorway leading to:

Reception Room 3.85m x 4.56m (12.6ft x 15ft)

having open plan staircase rising to first floor, Upvc double glazed window to front elevation, one double central heating radiator, feature fireplace with marble backplate and hearth and fitted wall light points.

Newly Fitted Breakfast Kitchen 2.57m x 3.84m (8.4ft x 12.6ft)

having a good range of high gloss dark grey base and eye level units with complementary rolled edged working surfaces, four ring gas hob with extractor over, polycarbonate sink and draining unit with swan neck mixer tap, Upvc double glazed window to rear elevation, half obscure glazed door to rear and one central heating radiator.

On The First Floor

Landing

having access to loft space.

Bedroom One 2.6m x 3.83m (8.5ft x 12.6ft)

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

Bedroom Two 2.36m x 3.84m (7.7ft x 12.6ft)

having twin Upvc double glazed windows to front elevation, one central heating radiator and useful overstairs store with fitted Worcester condensing combi gas fired central heating boiler.

Bathroom

having modern white three piece suite comprising panelled bath with thermostatically controlled shower over, pedestal wash basin, low level twin flush push button wc, full tiling complement around bath area and half tiling to further walls, fitted shaver point and heated chrome ladder towel radiator.

Outside

To the front of the property is a small fore garden and garden store. To the rear is a patio area and an enclosed mainly lawned garden beyond. There is an outside water supply. A driveway, close to the property, provides parking for 2/3 vehicles and leads to a garage with up and over door, electric light and power.

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.

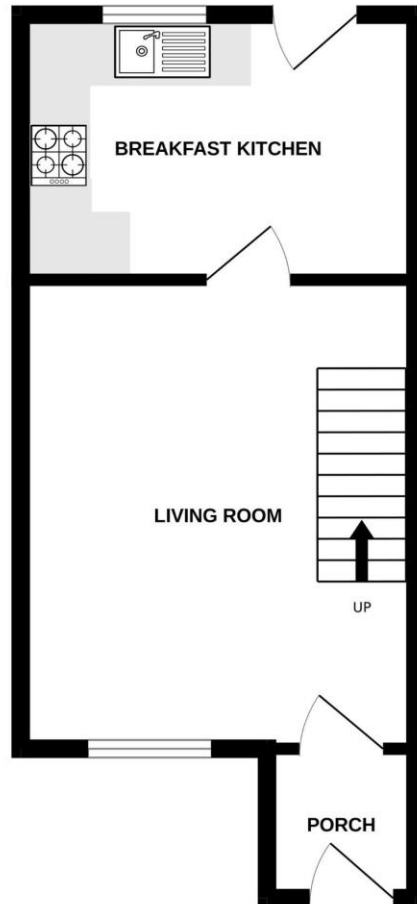
Note

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.

*** Agents Note

The owner of this property is a connected party as defined in the Estate Agency Act 1979. Further details available upon request.

GROUND FLOOR



1ST FLOOR

