



Shelley Close, Burton-on-Trent



£140,000



Key Features

- Semi Detached Bungalow Residence
- Cul de Sac Location
- Upvc Double Glazing & Gas Fired Central Heating
- Immediate Vacant Possession
- Quiet Non Estate Position
- Two Bedrooms
- EPC rating TBC
- Freehold





Situated in a pleasant cul de sac this two bedroomed semi detached bungalow has been competitively priced for a quick sale. A recommended internal inspection will reveal accommodation which in brief comprises: - entrance hall, large main sitting room, rear sitting room, kitchen, utility, two bedrooms and bathroom. Outside the driveway to the front provides ample parking and to the rear is a pleasant enclosed garden. Viewing is recommended in order to appreciate the potential on offer.

Accommodation In Detail

Half obscure glazed door leading to:

Entrance Hall

having half timber panelling to walls, one central heating radiator and fitted smoke alarm.

Reception Room 5.76m x 3.17m (18'11" x 10'5")

having feature fireplace with inset living flame gas fire, one central heating radiator, fitted picture rail, one central heating radiator and French door opening into:

Rear Reception Room 3.38m x 2.54m (11'1" x 8'4")

having one central heating radiator, timber panelling to ceiling and walls and Upvc double glazed windows to either side of Upvc double glazed French doors.

Kitchen 1.65m x 2.91m (5'5" x 9'6")

having a range of maple effect base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, ceramic tiling to floor, Upvc double glazed window to side elevation, gas cooker point and opening leading through to:

Utility 2.24m x 1.53m (7'4" x 5'0")

having ceramic tiling to floor, wall mounted Baxi condensing combi gas fired central heating boiler, plumbing for washing machine, Upvc double glazed window and door opening out to the rear garden.

Bedroom One 2.89m x 3.97m (9'6" x 13'0")

having Upvc double glazed bay window to front elevation, fitted picture rail and one central heating radiator.

Bedroom Two 3.33m x 1.94m (10'11" x 6'5")

having Upvc double glazed window to front elevation, fitted picture rail, one central heating radiator and cupboard housing electric meter.

Bathroom

having three piece suite comprising panelled bath with fitted electric shower over, pedestal wash basin, low level wc, access to loft, full tiling complement to walls, obscure Upvc double glazed window to side elevation.

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.

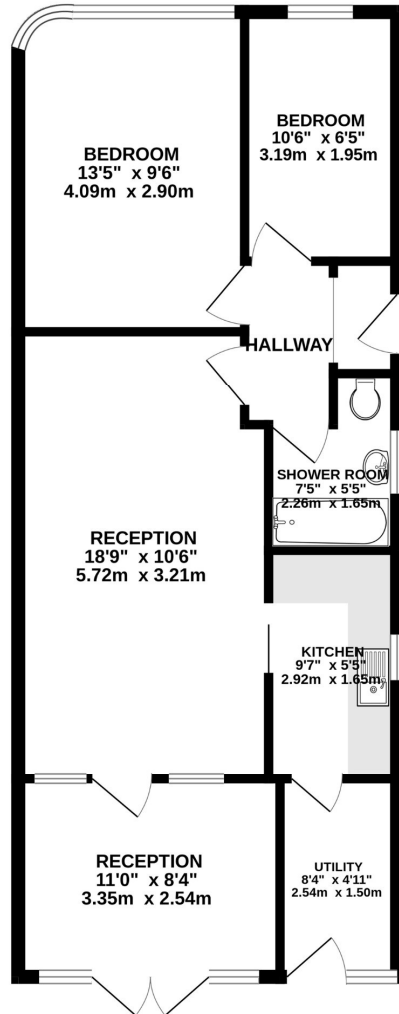
Tenure

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
644 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.9 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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