



Harlech Way, Burton-on-Trent



£115,000



Key Features

- Attractive First Floor Maisonette
- Convenient Well Regarded Location
- Cul De Sac Setting
- Immediate Vacant Possession
- Extended Lease (147 years left)
- Gardens & Parking
- EPC rating D
- Leasehold





Offered for sale with immediate vacant possession this is a practical and easily managed first floor property in a popular and well regarded cul de sac location. Complemented by an enclosed garden and off road parking for two vehicles the property in brief comprises: - reception hall, landing, living room, fitted kitchen, two bedrooms and bathroom.

Accommodation In Detail

Upvc entrance door leading into:

Entrance Hall

having staircase rising to first floor.

On The First Floor

Landing

leading to:

Lounge 4.21m x 4.11m (13'10" x 13'6")

having wood effect flooring, slimline electric heater and window to rear elevation.

Kitchen 5.53m x 2.16m (18'1" x 7'1")

having stainless steel sink with mixer tap set into a work top, tiled surrounds, base cupboards and drawers, wall mounted cupboards, window to rear elevation and wood effect floor.

Bedroom One 4m x 2.8m (13'1" x 9'2")

having window to front elevation, slimline electric heater and wood effect flooring.

Bedroom Two 2.31m x 2.51m (7'7" x 8'2")

having electric convactor heater, overstairs store cupboard.

Bathroom

having three piece white suite comprising panelled bath with electric shower over and glazed side screen, wc, wash basin and tiled surrounds.

Outside

There is an enclosed garden which is laid to grass. A driveway provides parking for two vehicles.

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.

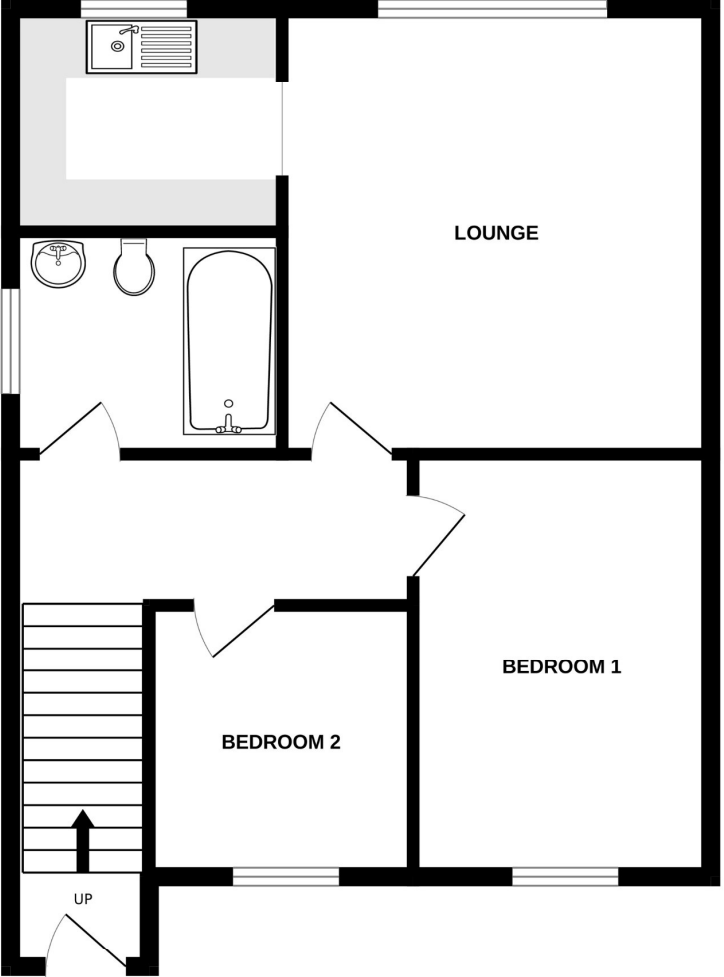
Tenure

Leasehold - 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

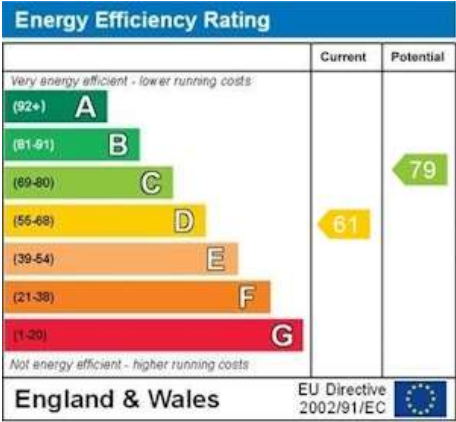
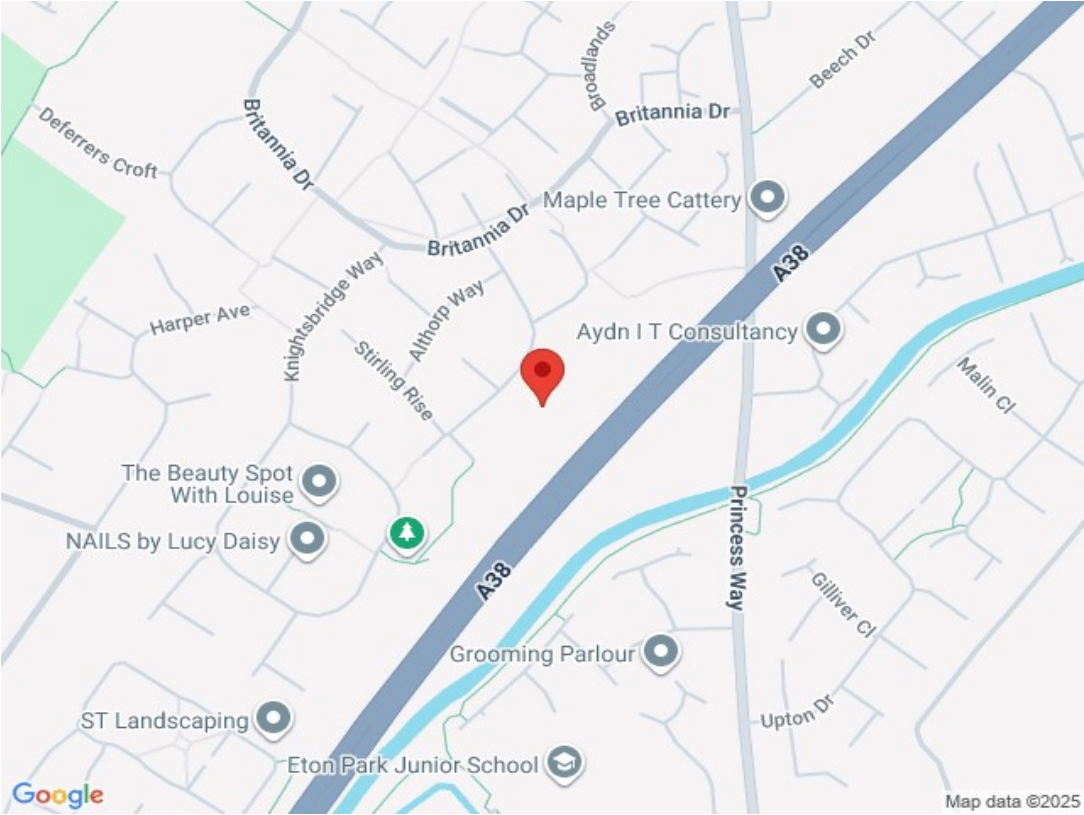
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 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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