



Ashby Road, Burton-on-Trent



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£180,000

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## Key Features

- Traditional Family Home
- Three Bedrooms
- Highly Regarded Residential Location
- Substantial Garden Plot
- Upvc Double Glazing & Gas Fired Central Heating
- Two Good Sized Reception Rooms
- EPC rating TBC
- Freehold





Situated upon the ever popular Ashby Road this substantial traditionally constructed three bedrooomed home provides fabulous family living space. The accommodation in brief comprises: - entrance hall, large main sitting room, second reception room, L-shaped fitted kitchen and on the first floor a landing leads to three well proportioned bedrooms and bathroom with modern white suite, Outside there are large gardens to both front and rear.



#### Accommodation In Detail

##### Open Canopied Entrance

having half obscure Upvc double glazed entrance door leading to:

##### Spacious Entrance Hall 4.76m x 2.81m (15'7" x 9'2")

having dog legged staircase rising to first floor, low intensity spotlights to ceiling, one central heating radiator, fitted smoke alarm and thermostatic control for central heating.

##### Sitting Room 4.07m x 3.6m (13'5" x 11'10")

having Upvc double glazed window to front elevation, one double central heating radiator, coving to ceiling and fitted plasma style wall mounted gas fire.

##### Second Reception Room 3.13m x 3.26m (10'4" x 10'8")

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

##### L-Shaped Kitchen 4.52m x 2.83m (14'10" x 9'4")

having a good range of maple fronted base and eye level units with complementary working surfaces, stainless steel sink and draining unit, gas cooker point, plumbing for washing machine and dishwasher, one central heating radiator, coving to ceiling, Upvc double glazed window to rear elevation and half obscure double glazed door to rear.



#### On The First Floor

##### Landing

having access to loft via timber loft ladder, eaves storage cupboard and large full height storage cupboard with fitted shelving.

##### Master Bedroom 4.08m x 3.61m (13'5" x 11'10")

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

##### Bedroom Two 3.17m x 3.24m (10'5" x 10'7")

having Upvc double glazed window to front elevation, one central heating radiator, fitted laminate flooring and useful overstairs storage cupboard.

##### Bedroom Three 2.8m x 2.2m (9'2" x 7'2")

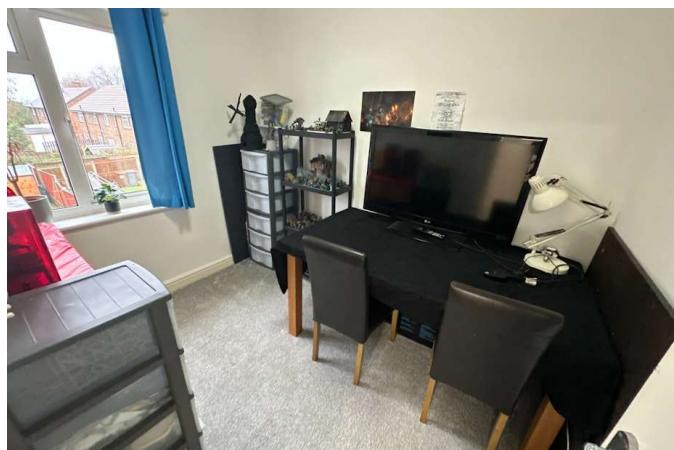
having Upvc double glazed window to rear elevation, one central heating radiator and coving to ceiling.

##### Bathroom

having modern white three piece suite comprising panelled bath with shower attachment over, pedestal wash basin, low level wc, fitted aqua-panelling around bath area, obscure Upvc double glazed window to rear elevation, coving to ceiling and heated ladder towel radiator.

##### Outside

To the front of the home is a deep mainly lawned fore garden with steps leading up to the front door. To the rear is a substantial L-shaped garden which features mature trees, shrubs and patios. The garden is of good proportions and a further area of ground (as highlighted on the plan in GREEN) indicates an area of land that is leased from Western Power Distribution at a cost of £50 per annum.



## 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

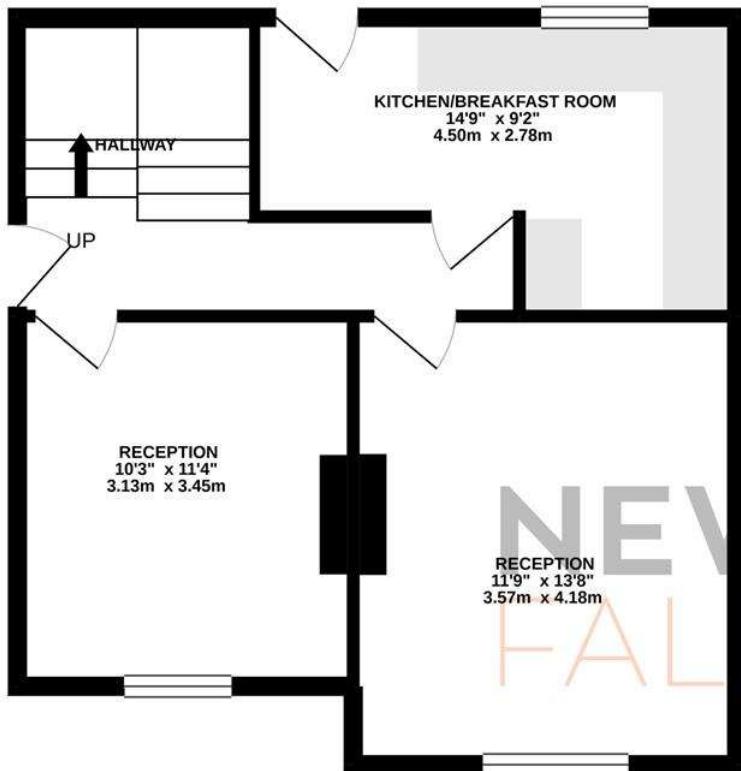
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

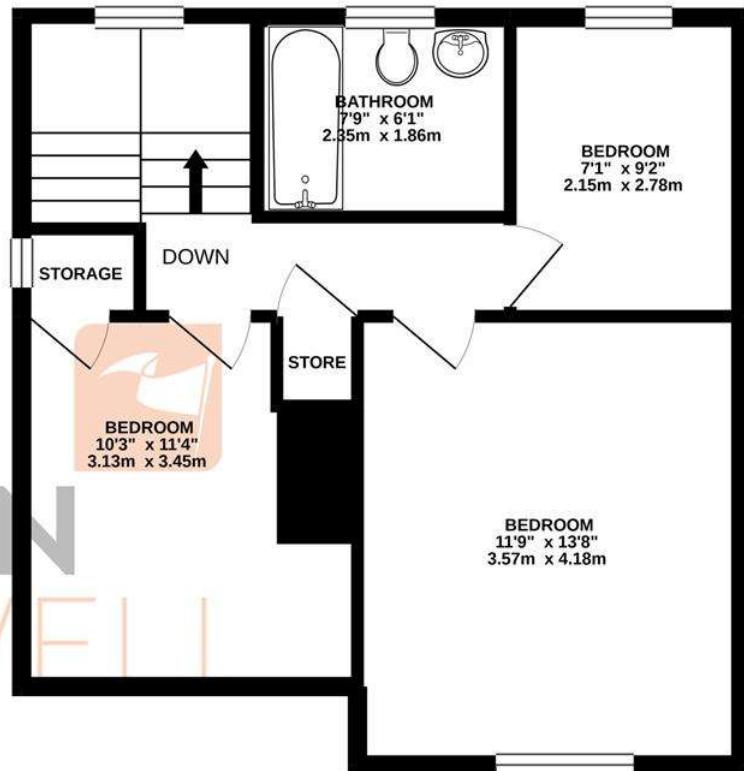
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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  
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.

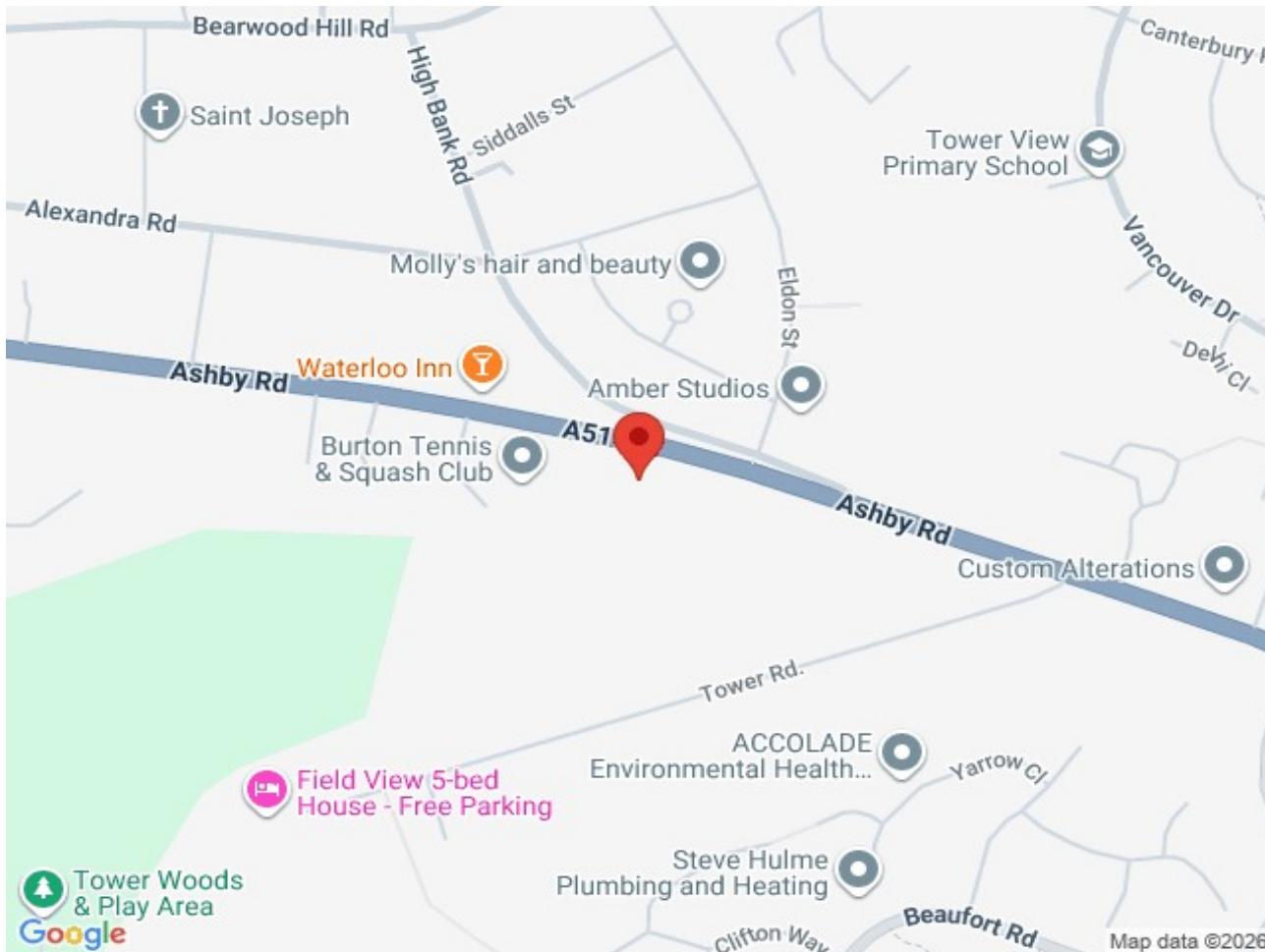


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TOTAL FLOOR AREA : 939 sq.ft. (87.2 sq.m.) approx.

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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