



Panama Road, Burton-on-Trent



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Guide price £225,000



Key Features

- Immaculate Detached Home
- Convenient Location Close To Town Centre
- For Sale With No Chain
- Enclosed Gardens & Garage
- Three Bedrooms
- EPC rating C
- Freehold





An immaculate detached home in this established residential location just 1.5 miles from Burton town centre and the train station. Situated on the north side of Burton on Trent the property is offered for sale with immediate vacant possession with no chain involved. In brief the accommodation comprises: - reception hall, guest cloak room, living room, dining kitchen and on the first floor a landing leads to three bedrooms and bathroom. Outside there is a driveway providing ample car standing and gives access to a single garage and to the rear is an enclosed well established garden.

Accommodation In Detail

Half glazed Upvc entrance door opening into:

Reception Hall

having one central heating radiator and staircase rising to first floor.

Guest Cloak Room

having wc, wash basin, one central heating radiator and window to front elevation.

Lounge 3.75m x 4.31m (12'4" x 14'1")

having one central heating radiator, recessed ceiling lights and window to front elevation.

Dining Kitchen 2.98m x 4.7m (9'10" x 15'5")

having a comprehensive range of base cupboards and drawers, matching wall mounted units, gas hob with extractor canopy over, stainless steel sink with mixer tap, mosaic tiled surrounds, tiling to floor, window to rear elevation, built-in oven and appliance space. To the dining area is an understairs cupboard, one central heating radiator and Upvc double doors opening out to the rear garden.

On The First Floor

Landing

having linen/store cupboard.



Bedroom One 2.64m x 4.08m (8'8" x 13'5")

having two windows to front elevation, one central heating radiator, built-in wardrobes and storage recess.

Bedroom Two 2.69m x 2.82m (8'10" x 9'4")

having one central heating radiator and window to rear elevation.

Bedroom Three 1.82m x 2.69m (6'0" x 8'10")

having one central heating radiator and window to rear elevation.

Bathroom

having three piece white suite comprising bath with shower attachment over, wc, wash basin, mosaic tiling to walls and ladder style radiator.

Outside

To the front of the home is a small fore garden with slate covering for ease of maintenance and a covered porchway to the front door. A driveway provides ample car standing and gives access to a detached brick garage with up and over door. To the rear is a pleasant enclosed garden with patio area, lawns and established flower borders.

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.

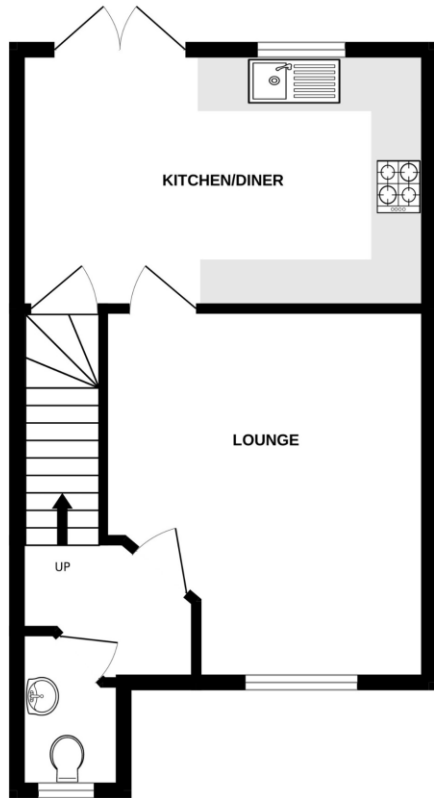
Tenure

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.

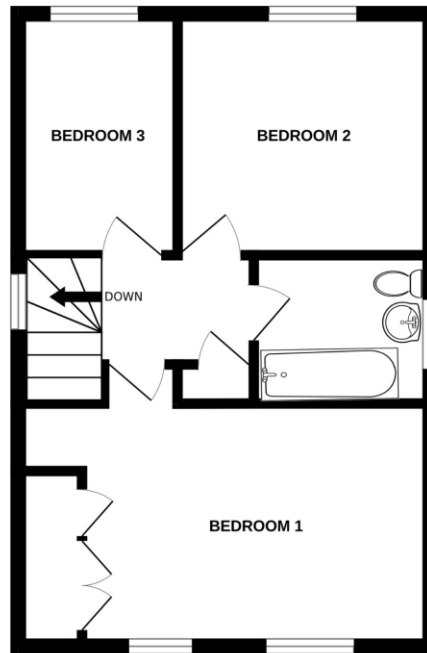
Note

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
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 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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