



65 Ashby Road
Burton-On-Trent, Staffordshire DE15 0NU
£299,950

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES LTD **** are proud to offer this stunning extended beautifully presented SEMI-DETACHED FAMILY HOME which has been remodelled and is a PERFECT FIRST TIME BUYER HOME. Being well placed for the towns of Burton on Trent, Swadlincote and Ashby De La Zouch the property lends itself as being a great location for commuters. The property benefits from having plenty OFF ROAD PARKING & detached GARAGE, offering READY TO MOVE INTO ACCOMMODATION, recently decorated throughout. Internal inspection will reveal: Side Reception Hall, spacious Lounge/Dining room, fitted Howdens Breakfast Kitchen with many integrated appliances, ground floor double Bedroom and, downstairs Shower Room. To the first floor there are three generous sized bedrooms and family bathroom. Landscaped rear garden ideal for entertaining enjoying a high degree of privacy. EPC rating D. EARLY VIEWING is HIGHLY RECOMMENDED to avoid disappointment, HURRY to VIEW, expecting a high demand TO VIEW: Call LIZ MILSOM PROPERTIES - OPEN 7 DAYS - LATE TILL 8pm Thursdays

- Offered with no upward chain
- With modern contemporary living
- Fabulous Howdens fitted Kitchen
- Splendid Lounge/diner
- Garage, ample off road parking
- Stunning older style semi
- Gas central heating & double glazing
- Family bathroom & Shower Room
- 4 generous sized bedrooms
- Landscaped rear garden. VIEW NOW!



Location

The property is set well back from from road and occupies a commanding position on a substantial plot. Set on the outskirts of Burton on Trent Town Centre the property is close to all local amenities and within walking distance of the town centre of Burton on Trent and within a short drive are stunning walks along the River Trent, local Leisure facilities and superstores. The property is conveniently located to the A38 linking major road networks and is local to many amenities.

Overview - Ground floor

The property benefits from UPVC double glazing and gas central heating - sitting on a great sized plot this former Police House provides remodelled well equipped and generous accommodation set over the two floors, providing ready to move into, modern contemporary living accommodation, with practical flooring and high specification throughout.

The property is accessed via the side entrance door which leads directly in to the Reception Hallway, with tiled flooring, stairs leading off to the first floor and landing and doors to the ground floor Bedroom and spacious Lounge/diner.

The great sized Lounge/Diner is a stunning room with window overlooking the front aspect and French doors providing access to the delightful landscaped garden and patio. The room is a great family room with beautiful karndean flooring runs throughout with feature lighting. The spacious Lounge area is located at the front of the property with the dining area located to the rear which then provides access to:

Fabulous remodelled high quality Howdens fitted Kitchen with a extensive range of dark blue coloured wall and floor mounted units with ample work surface areas over and inset sink unit with mixer tap over. Included in the sale is the electric double oven, inset gas hob, extractor fan, integrated washer, fridge freezer and dishwasher. The gas Ideal boiler is carefully concealed being a matching door front. There is plumbing for a integrated washing machine, tiled flooring and recessed lighting The fitted Kitchen overlooks the rear elevation with access to:

Ground floor modern Shower Room with fully tiled walls and flooring, having a contemporary three piece suite including mains rainfall shower.

Completing the ground floor accommodation is a double bedroom located to the front of the property with tiled flooring, built in Store cupboard/wardrobe, having plenty of room for any freestanding furniture.

Overview - First floor

Carpeted stairs lead off from the side Reception Hall up to the landing area and all first floor accommodation leads off.

The Master Bedroom has windows to both, front and side elevations making this room feel extremely light and airy being a splendid size having plenty of room for free standing furniture and built in wardrobe. Having carpet to the flooring, centre light point and TV

aerial point. Bedroom Two is a further double again overlooking the front elevation with fitted carpet to the flooring and centre light point The third Bedroom is a great sized single Room, with window overlooking the rear elevation, centre light point.

The family bathroom completes the first floor accommodation and has a three piece white suite comprising of low level WC, wash hand basin with vanity unit beneath and panelled bath with mains rainfall shower over. Fully tiled to walls and floors, extractor fan and recessed lighting.

The beautifully presented accommodation

Side Reception Hall

12'6 x 6'4 incl stairs (3.81m x 1.93m incl stairs)

Splendid Lounge/Diner

23'10 x 12'6 reducing to 11'5 (7.26m x 3.81m reducing to 3.48m)

Fabulous fiited Breakfast Kitchen

13'6 x 9'8 (4.11m x 2.95m)

Ground floor Shower Room

Ground floor double bedroom

11'7 x 10'4 (3.53m x 3.15m)

Stairs to first floor and Landing

Main double bedroom

13'10 x 11'7 (4.22m x 3.53m)

Double bedroom Two

11'5 x 10'10 (3.48m x 3.30m)

Bedroom Three

9'6 x 6'10 (2.90m x 2.08m)

First floor contemporary Bathroom

6'7 x 5'6 (2.01m x 1.68m)

Outside

The property stands well back from the road with a wide frontage The block paved driveway provides ample OFF ROAD PARKING for several vehicles and leads to the detached garage approached via the side driveway. There are front raised beds brick walled boundary and fenced boundaries.

The rear garden can be accessed via the property or via the side access gate. The rear garden is not overlooked and has been landscaped with providing a limetone patio area with various seating area, ideal for entertaining in the summer months and also includes a lawned area This garden consists of two tiers a delightful lawned area, with a further coloured gravel covering flower edges and established shrubs and trees. Steps lead up to the good sized patio area - again ideal for outdoor entertaining.

Detached garage

15'10" x 9'1" maximum internal measurements (4.83m x 2.79m maximum internal measurements)
Single garage with up and over roller door.

Driveway providing ample off road parking

The property stands well back from the road behind a hedged border. The block paved driveway provides ample OFF ROAD PARKING for several vehicles and single GARAGE with up and over door, light and power with personnel door to the side.

The rear garden can be accessed via the property or via the side access gate. There is a paved patio area with water feature. This garden consists of two tiers a delightful lawned area again with hedged borders, flower edges and established shrubs and trees. Steps lead down to the good sized patio area - ideal for outdoor entertaining.

Fully landscaped rear garden

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at Liz Milsom Properties.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice offering COMPETITIVE fees.

Available:

9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)

9.00 am – 4.00 pm Saturday

10.00 am – 12.00 Noon Sunday

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.





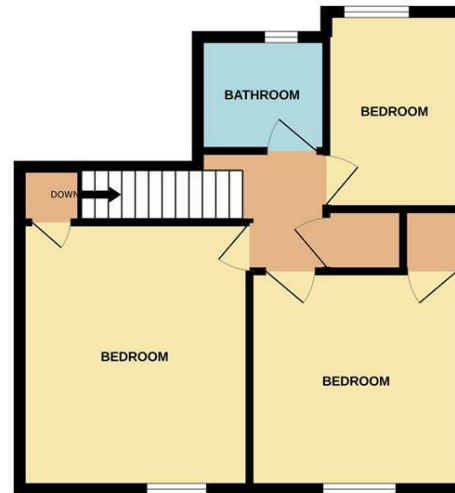
Directions

For Sat Nav Purposes - Follow DE15 0NU

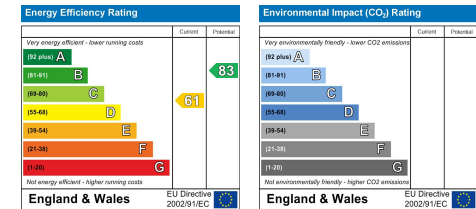
GROUND FLOOR



1ST FLOOR



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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COUNCIL TAX

Band: A

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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