



Kingsway, Branston, Burton-on-Trent, DE14 3JT

£169,950

Freehold



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sales & lettings



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Acquire Sales and Lettings are pleased to present this two bed house, located on a quiet cul de sac with a park and play area at the end of the road. The property briefly comprises of entrance open hallway/kitchen and through into living room with stairs off to first floor and access conservatory, leading to garden. To the first floor there are two bedrooms, bathroom and cupboard. Externally to the property you find an enclosed garden to the rear and a driveway to the front for two cars. The property benefits from gas central heating and UPVC double glazing throughout. The property can be sold vacant possession or with tenant in situ.



ENTRANCE/KITCHEN

Tiles to floor, gas central heated radiator and UPVC double glazed window and door to front elevation. Full range of modern wall and base units with worktops and sink with drainer, integrated electric cooker with gas hob and extractor fan above. Space for tall fridge/freezer and washing machine.

LIVING ROOM

UPVC double glazed patio doors leading to conservatory, wood laminate to floor and gas central heated radiator. Stairs off leading to first floor.

CONSERVATORY

Tiled flooring and UPVC double glazed surround windows with double patio doors to rear garden.

BEDROOM 1

Carpet to floor, gas central heated radiator and UPVC double glazed window to rear elevation. Built in wardrobe.

BEDROOM 2

Carpet to floor, gas central heated radiator and UPVC double glazed window to front elevation. Built in wardrobe.

BATHROOM

Vinyl laminate to floor, gas central heated towel rail, and UPVC frosted window to front elevation. Tiled walls with three piece suite comprising of panelled bath with shower over, wash hand basin and low level wc.

OUTSIDE

To the front is a driveway with space for two cars.
To the rear is an enclosed, low maintenance garden.

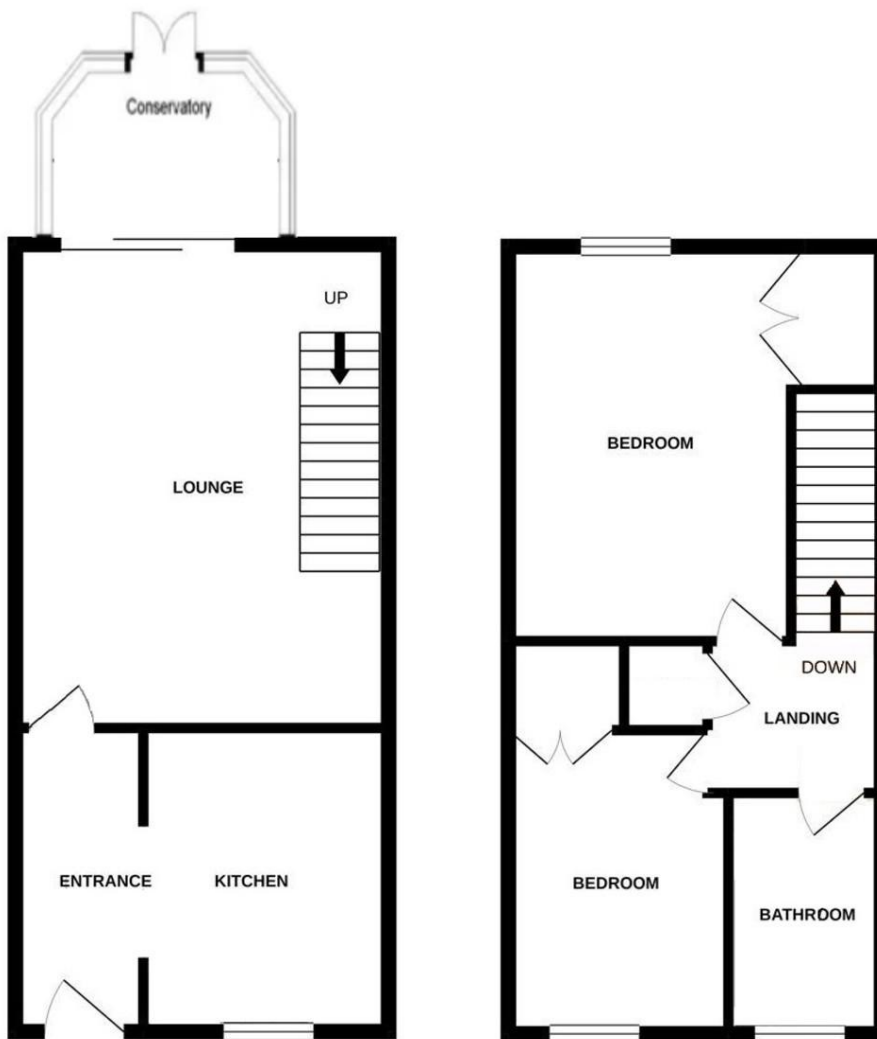
DISCLAIMER

Council tax band B.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		



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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.