



ESTATE AGENTS

... the key to a successful move



**Holly Street, Stepenhill, Burton-On-Trent, Staffordshire, DE15
9ET**

**Offers in the
region of
£160,000**

- * Very Popular Residential Location
- * Spacious Accommodation
- * Two Double Bedrooms + Attic Rooms
- * Gardens Front & Rear
- * Excellent Commuter Links

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

This house is perfect for first time buyers or investors alike. It is located in one of the most popular streets in Stapenhill within a short driving distance to the A38 and A50, as well as being close to many local amenities and Burton Town centre. The property would benefit from some minor cosmetic work and briefly comprises: Dining Room, Lounge, Kitchen and to the first floor two bedroom and a bathroom, with an attic room on the second floor, outside there are established gardens to the front and rear. Although the property has storage heaters it benefits from an installed combination boiler.

GROUND FLOOR

DINING ROOM (Front) 12'0 x 11'3 (3.66m x 3.43m)

Coving to the ceiling, dado rail, electric storage heater, ceiling light point, feature fire surround, boxed bay window, opaque exterior door with coloured glass, door to inner hallway, stairs leading to first floor landing.



LOUNGE 14'0 x 11'0 (4.27m x 3.35m)

Feature fire surround, ceiling light point, electric storage heater, sash window with rear aspect, double doors to kitchen.



BREAKFAST KITCHEN 22'0 x 9'0 (6.71m x 2.74m)

Fitted with a range of wall and base units with co-ordinating worktops, built in eye level electric oven, built-in four ring ceramic hob with extractor hood, sink and drainer with mixer tap, plumbing for washer machine and dishwasher, wall mounted gas combination boiler, spaces for appliances. Ceiling light point, exposed ceiling beams, ceramic tiled floor, sash window with rear aspect, stable door to outside.



FIRST FLOOR

STAIRS & LANDING

Ceiling light point, doors to first floor rooms, stairs to second floor attic room

BEDROOM ONE (Front)

Fitted with a range of wardrobes with overhead storage. Ceiling light point, electric storage heater, window with front aspect



BEDROOM TWO (Rear)

Ceiling light point, electric storage heater, window with rear aspect



BATHROOM

Fitted with three piece suite coloured bathroom suite comprises: Corner bath with over bath electric shower, pedestal wash hand basin, low-level w.c. Ceiling light point, wall and floor tiles, sash window, electric heater.

OUTSIDE

Established front and rear gardens planted with a variety of shrubs and trees
Outside w.c., brick-built garden store, outside cold water tap, patio area, gated side access.



SECOND FLOOR

ATTIC ROOMS 28'2" x 8'7" (8.6m x 2.62m)

Attic Room one - 12' 8" x 8' 7" (3.86m x 2.62m) Double glazed velux window to front aspect, exposed ceiling beams, door to Attic Room two or storage area.

GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 268422

Services
We believe all are available.

Tenure
Assumed to be freehold.

Offer Procedure
All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to

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another party and survey/legal fees being unnecessarily incurred.


In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

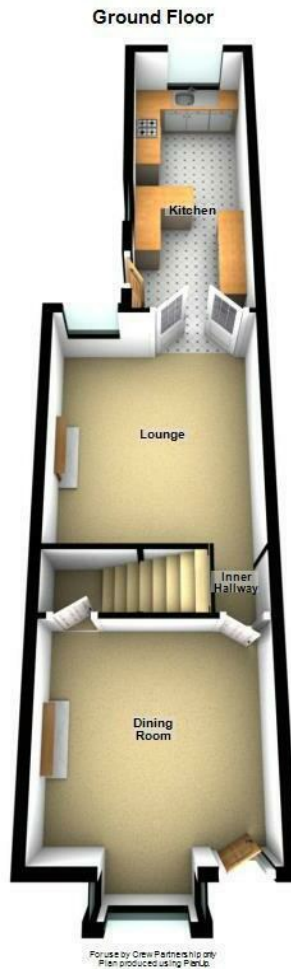
The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.



Energy Efficiency Rating

| | Current | Potential |
|--|------------------------------------|---|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | | |
| <p>England & Wales</p> | <p>EU Directive 2002/91/EC</p> |  |



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