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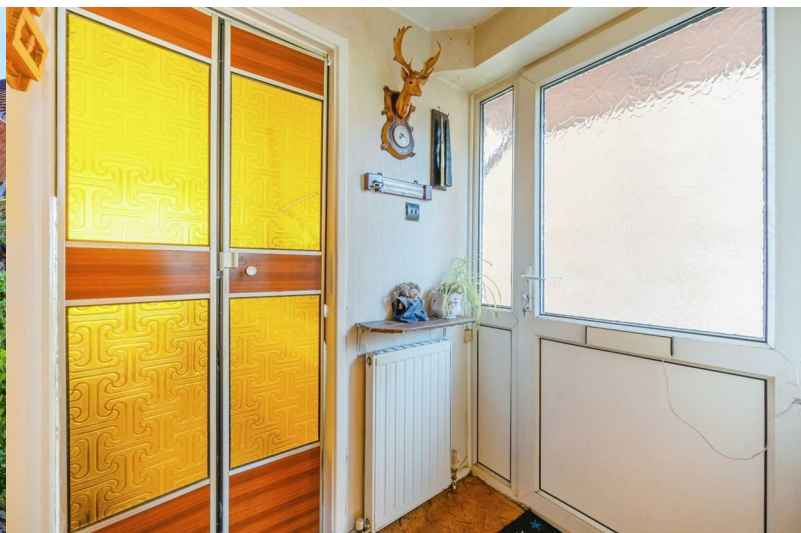
Arden Road

Barton Under Needwood, Burton-On-Trent, DE13 8LF

£245,000



Council Tax: D



105 Arden Road

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Entrance Hallway

accessed via a UPVC double-glazed front entrance door and having a ceiling light point, radiator, two useful fitted storage cupboards and stairs to the first floor

Lounge/Dining Room

having a feature electric fire suite with a brick surround and a tiled hearth. Four ceiling light points, radiator, dual aspect UPVC double-glazed windows to the rear and side and a UPVC double-glazed door into the rear garden

Breakfast Kitchen

having a range of wall and base units with roll top work surfaces and an inset acrylic sink with drainer. Ceiling light point, radiator, space for a freestanding cooker, part tiling to walls, door into the garage and a UPVC double-glazed window to the front aspect

First Floor Landing

with a ceiling light point and access to the loft

Bedroom One

having a fitted airing cupboard housing the central heating boiler. Ceiling light point, two radiators and two UPVC double-glazed windows to the front aspect

Bedroom Two

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Three

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bathroom

having a panelled bath with an overhead electric shower fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, part tiling to walls, radiator, vinyl flooring and a UPVC double-glazed window to the side aspect

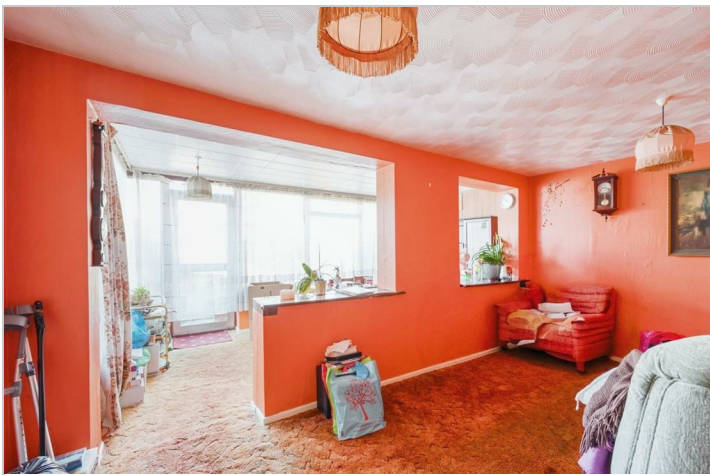
Outside

the front of the property is set back from the road with a block paved driveway providing off-road parking and access to the SINGLE GARAGE which has light and power. The front entrance door is on the side of the property

the rear garden has a lawn with mature shrubs and hedges, timber storage shed and access to the side of the property

AGENTS NOTE

the seller has advised that under the carpets in the living room is parquet wood flooring



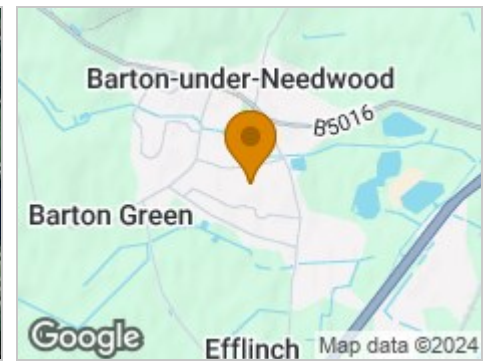
Road Map



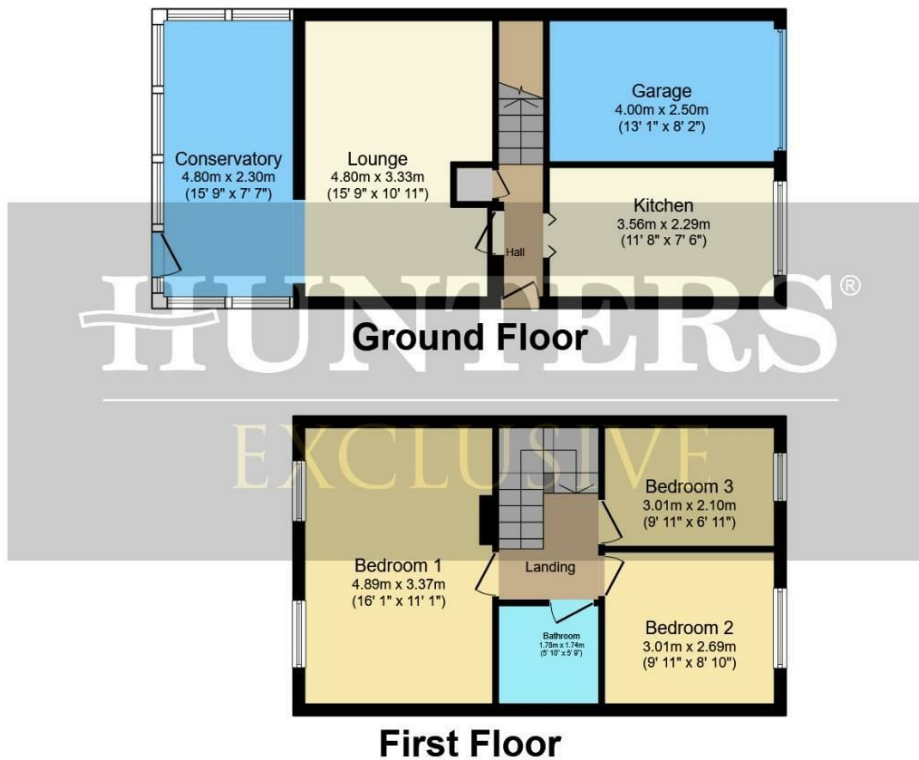
Hybrid Map



Terrain Map



Floor Plan



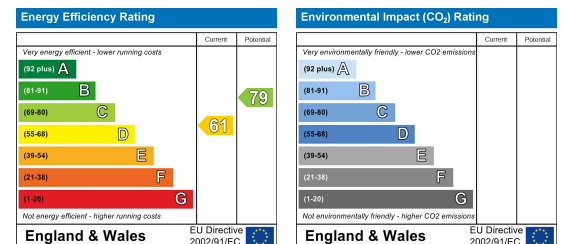
Total floor area 93.4 sq.m. (1,006 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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