



Eton Close, Stretton, Burton-on-Trent



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£150,000



Key Features

- Modern End Town House
- Two Bedrooms
- Upvc Double Glazing & Gas Fired Central Heating
- Well Presented & Redecorated Throughout
- Immediate Vacant Possession
- Allocated Off Road Parking
- EPC rating D
- Freehold





Situated in a convenient position this well presented, recently redecorated spacious two bedroomed end town house is worthy of an internal inspection in order to appreciate the size of accommodation on offer. In brief the accommodation comprises: - open canopied entrance with store off, open plan sitting room, fitted breakfast kitchen and on the first floor a landing leads the large master bedroom with extensive built-in storage, large second bedroom and bathroom. Outside to the front is a hard landscaped garden, to the rear is a pleasant enclosed garden screened by timber fencing and allocated parking is provided in a compound a short distance away from the property.

Accommodation In Detail

Open Canopied Entrance

having useful store off housing gas and electric meters and Upvc double glazed entrance door leading through to:

Sitting Room 3.85m x 4.3m (12'7" x 14'1")

having Upvc double glazed window to front elevation, one double central heating radiator and feature chimney breast with fitted electric fire surmounted on a brick and quarry tiled hearth.

Breakfast Kitchen 2.91m x 3.54m (9'6" x 11'7")

having a good range of oak fronted base and eye level units with complementary marble effect working surfaces, stainless steel sink and draining unit, Upvc double glazed window to rear elevation, ceramic tiling to floor, half double glazed door to rear and cupboard housing fitted Ideal condensing combi gas fired central heating boiler.

On The First Floor

Landing

having access to loft space and fitted smoke alarm.

Bedroom One 4.45m x 3m (14'7" x 9'10")

having two Upvc double glazed windows to front elevation, one central heating radiator, overstairs storage cupboard and further built-in double cupboard/wardrobe.

Bedroom Two 2.81m x 4.93m (9'2" x 16'2")

having Upvc double glazed window to rear elevation and one central heating radiator.

Bathroom

having modern white suite comprising panelled bath, pedestal wash basin, low level wc, extensive tiling around bath area, one central heating radiator, obscure Upvc double glazed window to rear elevation.

Outside

To the front of the home is a hard landscaped fore garden. To the rear is a pleasant garden which features a flagged patio area, lawned garden and further seating area. There is an external water supply. A short distance away from the property is an allocated parking space.

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.

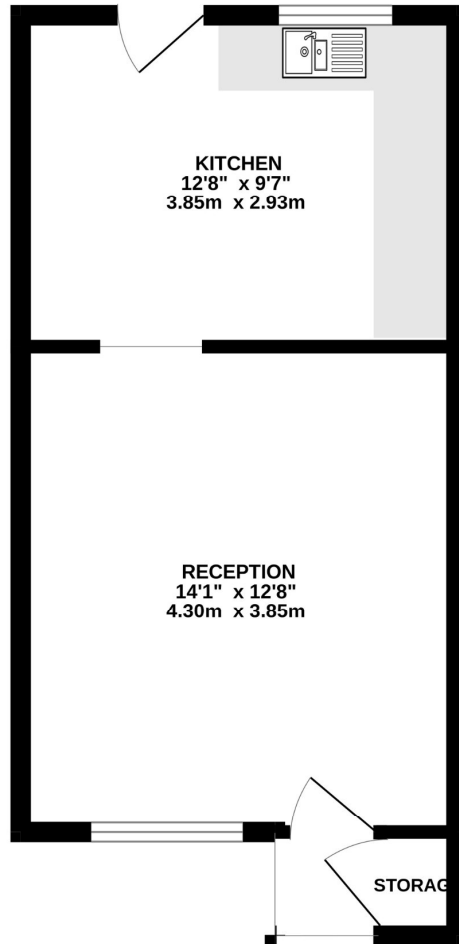
Tenure

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.

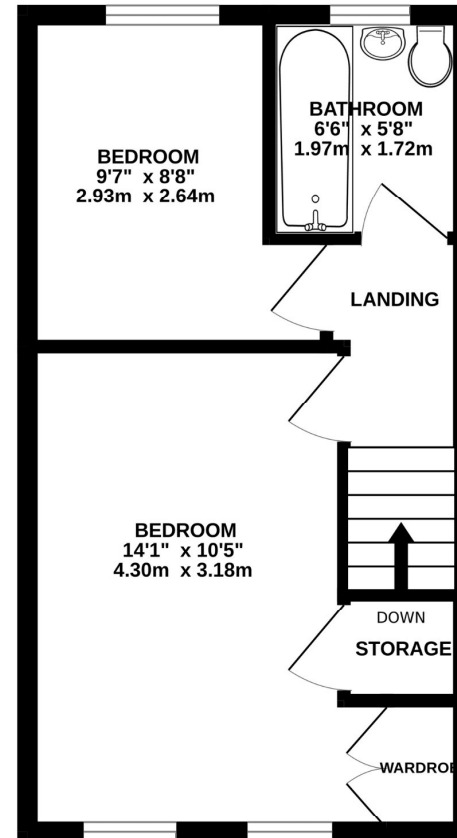
Note

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. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.2 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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