



Harwood Avenue, Branston,
Burton-on-Trent



3



1



2

£215,000



Key Features

- Well proportioned Family Home
- Conservatory
- Established & Convenient Address
- Well appointed Bathroom
- Generous Accommodation
- Three Good Sized Bedrooms
- EPC rating C
- Freehold





A substantial semi-detached home in this well established address. The property has been extended and now provides generous family accommodation with the benefit of a refitted kitchen and well appointed bathroom. Complimented by an enclosed garden to the rear and a conservatory, the property has two reception rooms, kitchen and bathroom. On the first floor are three good sized bedrooms.

Accommodation In Detail

Composite door leading to:

Entrance Lobby

having part glazed inner door to:

Lounge 4.65m x 3.8m (15'4" x 12'6")

having window to front elevation, coving to ceiling, wood effect laminate flooring, natural wood spindled staircase rising to first floor and opening leading through to:

Dining Room 3.8m x 2.06m (12'6" x 6'10")

having wood effect laminate flooring, window to front elevation, one central heating radiator and door to:

Bathroom

having a white suite comprising bath with electric shower over and tiled surrounds, wc, wash basin, tiling to floor, window to rear elevation and one central heating radiator.

Kitchen 3.73m x 3.1m (12'2" x 10'2")

having resin sink with mixer tap set into a wood effect worktop with complementary splashback, part tiling to walls, high gloss fronted base cupboards and drawers, matching wall mounted units, four ring gas hob with extractor canopy over, built-in eye level oven, wood effect laminate flooring and window and glazed door to conservatory.

Conservatory 2.8m x 2.75m (9'2" x 9'0")

having wood effect laminate flooring and French doors opening out to the rear patio/garden.



On The First Floor

Landing

having built-in airing cupboard and linen cupboard.

Bedroom One 6.2m x 3.05m (20'4" x 10'0")

having one central heating radiator, two windows to front elevation and an overstairs store cupboard.

Bedroom Two 3.25m x 2.05m (10'8" x 6'8")

having one central heating radiator and window to rear elevation.

Bedroom Three 3.6m x 2.13m (11'10" x 7'0")

having one central heating radiator and two windows to rear elevation.

Outside

To the front of the property there is a driveway providing car standing space and an adjacent lawned area. To the rear is an enclosed garden with a patio area, lawned area, a further patio and loggia.

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.

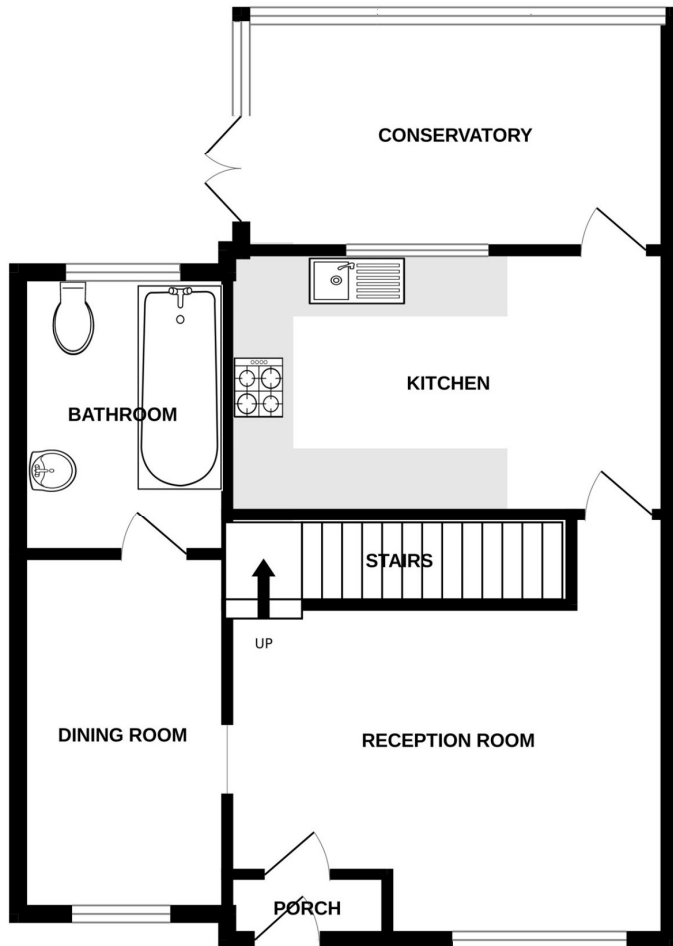
Tenure

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.

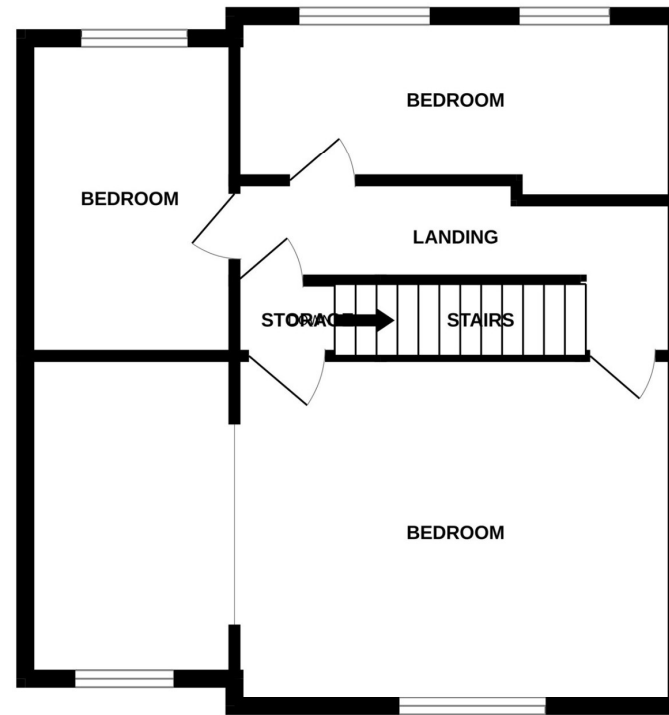
Note

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
581 sq.ft. (53.9 sq.m.) approx.

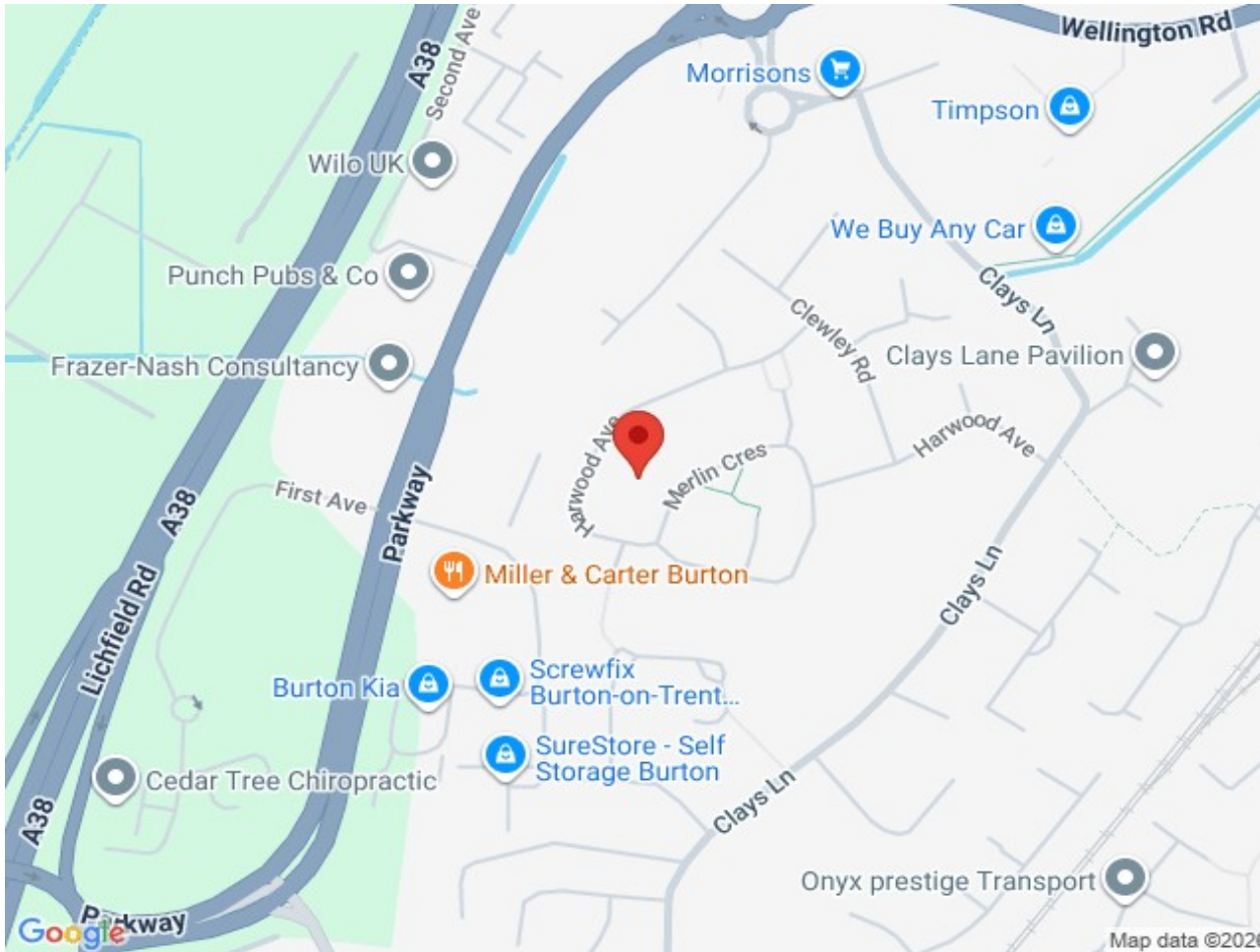


1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		