HOPKINS & DAINTY
ESTATE AGENTS

Saw Mill Way, Burton-On-Trent, DE14 2JL

£195,000

* Full details to follow. Ring now to arrange a viewing *
OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this three storey semi detached house, near to the hospital. With driveway parking and a GARAGE.
The accommodation comprises: entrance hall which leads to a big kitchen/diner with French doors to the rear garden. There is also a useful home office/study and Guest WC on this floor. On the first floor, there is a spacious lounge and the master bedroom with an En-suite. on the top floor, there are two further bedrooms and the main family bathroom. The property has gas central heating and double glazing. Externally, there is a rear garden and an adjacent driveway and garage.
If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall

Guest WC

Study

Kitchen/Diner

First Floor Landing

Master Bedroom

En-Suite

Lounge

Bedroom 2

Bedroom 3

Bathroom

Driveway

Garage

Located under the adjoining coach house. We understand the garage is part of a lease agreement running for 999 years and the owner has not been asked to pay any costs towards this. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Rear Garden

Service Charge

We understand that this property is subject to an annual estate maintenance charge in the region of £120.00 We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

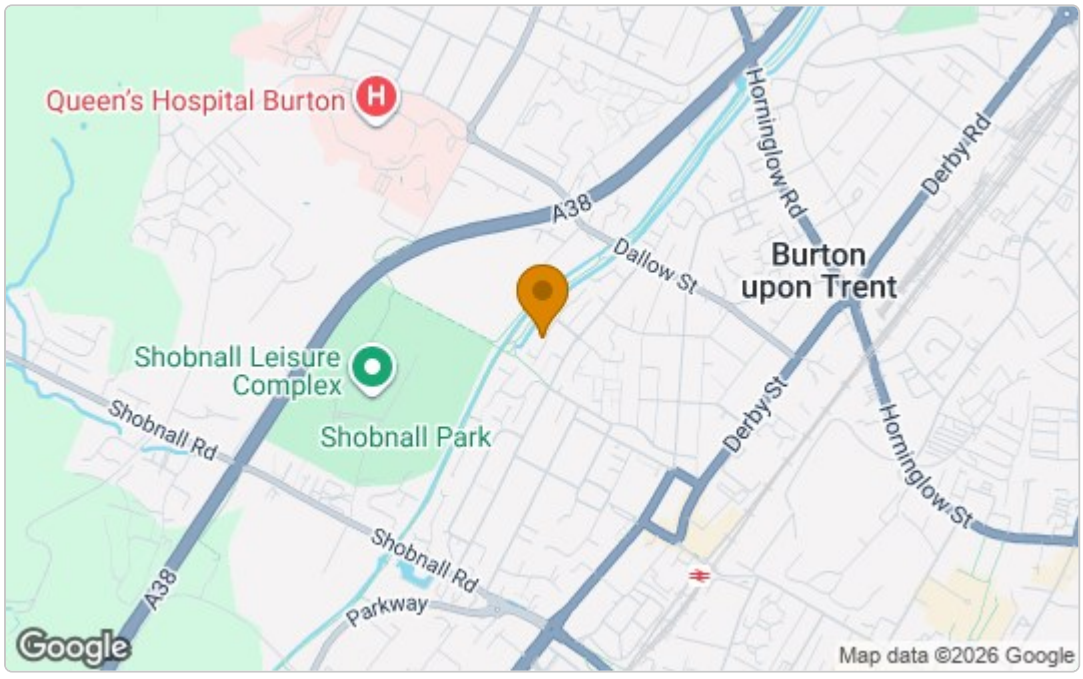
Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order.

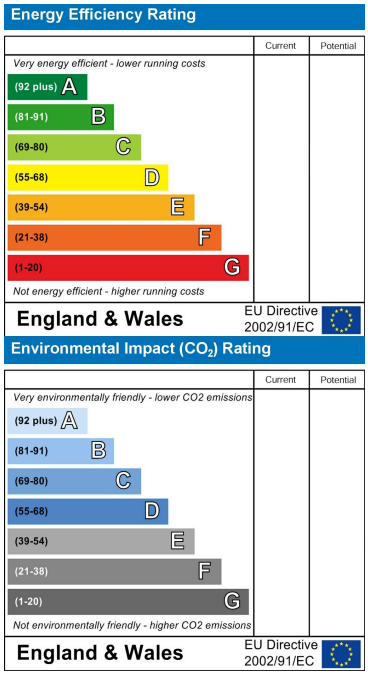
Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.