



Ridgeway Road, Stapenhill,
Burton-on-Trent



3



1



2

£200,000



Key Features

- Well Presented Family Home
- Established Residential Location
- Far Reaching Views To Front
- Close To Local Facilities & Amenities
- Gardens To Front & Rear
- Driveway
- EPC rating C
- Freehold





A commendable family home presented to a good standard and is in a convenient and well established location. Situated within a mile of local facilities and amenities and 1-5 mile from Burton town centre the property offers well appointed and resented accommodation. In brief the accommodation comprises: - entrance porch, lounge, dining room, well appointed kitchen and on the first floor a landing leads to three bedrooms and bathroom. Externally there are gardens to both front and rear and a driveway provides good off road parking.

Accommodation In Detail

Upvc entrance door leading to:

Entrance Porch

having window to side elevation, laminate flooring and part glazed inner door leading to:

Lounge 4.84m x 3.61m (15'11" x 11'10")

having one central heating radiator, understairs storage cupboard and window to front elevation.

Dining Room 3.74m x 2.7m (12'4" x 8'11")

having spindled staircase rising to first floor, one central heating radiator, wood effect laminate flooring and sliding patio door leading out to the rear garden.

Kitchen 3.74m x 2.12m (12'4" x 7'0")

having part glazed door to rear elevation, window to side elevation, stainless steel sink with mixer tap set into a slate effect work top with tiled surround, high gloss fronted base cupboards and drawers including pan cupboards, matching wall mounted units, fitted oven with gas hob and extractor canopy over and appliance space for washing machine and fridge/freezer.

On The First Floor

Landing

having airing cupboard.

Bedroom One 3.66m x 2.73m (12'0" x 9'0")

having one central heating radiator and window to front elevation.

Bedroom Two 3.73m x 3.11m (12'2" x 10'2")

having one central heating radiator and window to rear elevation.

Bedroom Three 2.67m x 2.11m (8'10" x 6'11")

having one central heating radiator and window to rear elevation.

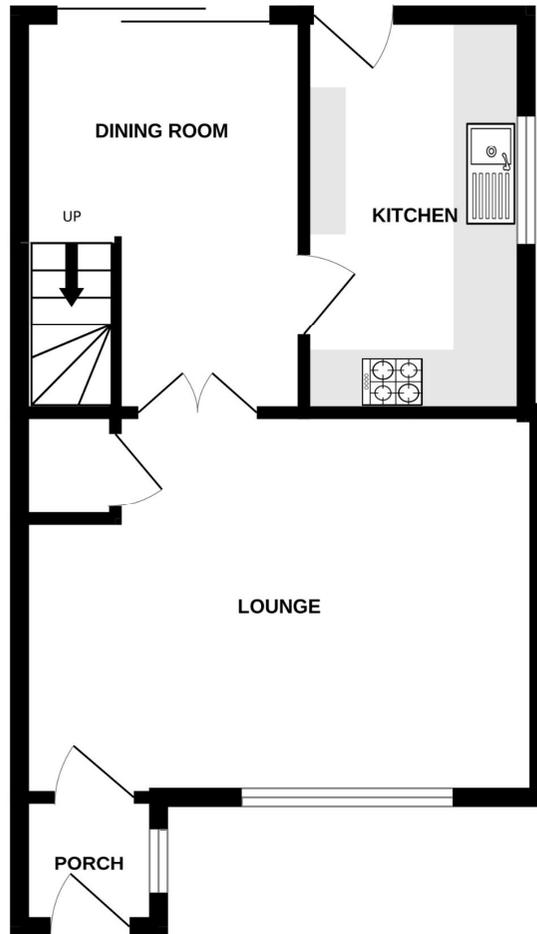
Bathroom

having three piece white suite comprising wc, wash basin, bath with electric shower over, tiling to walls, wood effect flooring and ladder style radiator.

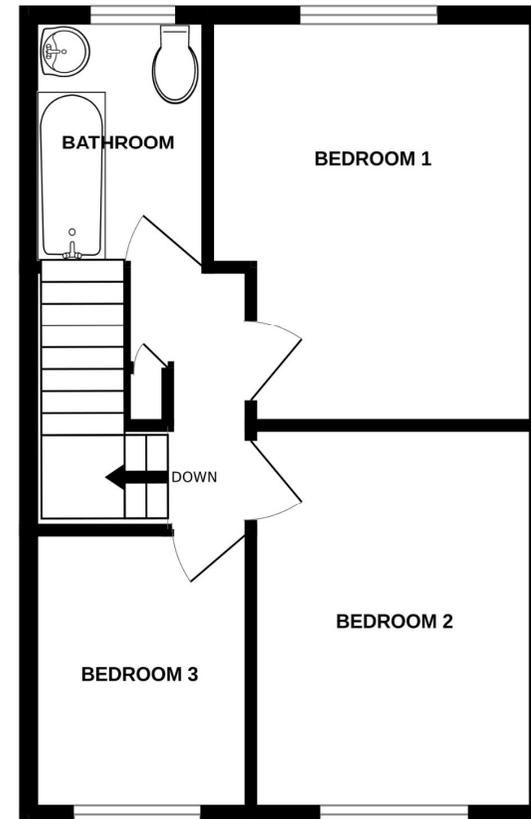
Outside

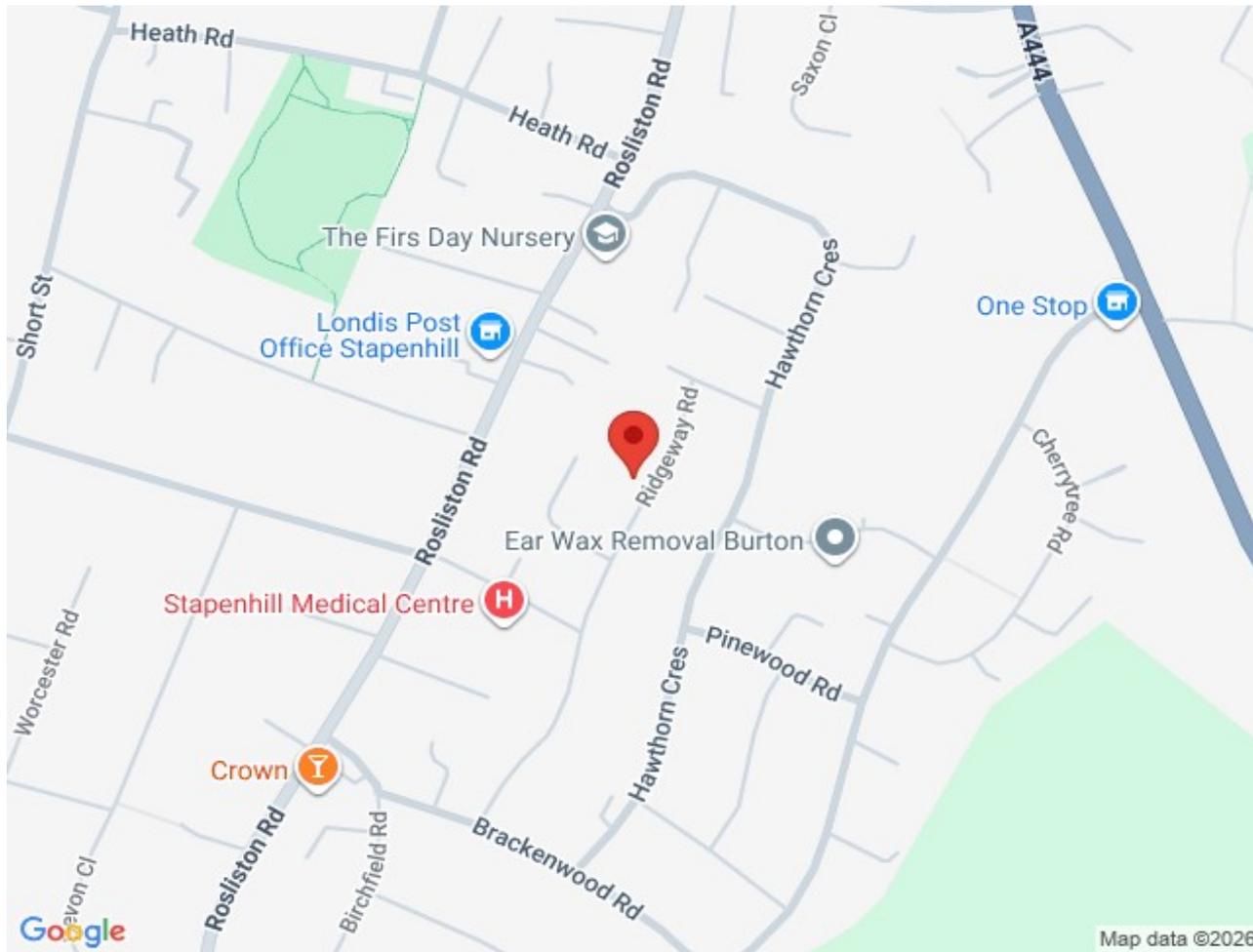
To the front of the home is a landscaped fore garden and a driveway provides car standing and gives access to the side and rear. To the rear is a two tiered garden with patio area, steps lead to the further garden area with a rockery and lawned gardens.

GROUND FLOOR



1ST FLOOR





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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.

