



Chatham Drive
Drakelow Burton-On-Trent

burchell
edwards

Chatham Drive Drakelow Burton-On-Trent DE15 9WA

for sale
£230,000



Property Description

Burchell Edwards are delighted to market this lovely, 3 Bedroom Terraced family home! The property is situated on a very desirable plot on a lovely, private road in the desirable Drakelow area. The property greets you with two off road parking spaces to the front of the property providing hassle free parking. The property itself is finished to a wonderful standard throughout and boasts a spacious downstairs comprising of: a wonderful living room/dining area to the rear of the property, a compact ready to use kitchen situated to the front of the property and a downstairs W/C. On the first floor of the property you are greeted to a spacious landing area which provides loft access along with entrances to the modern, family bathroom as well as the property's 3 good sized bedrooms. Outside to the rear is an enclosed garden which provides the perfect hosting area and a peaceful environment. The garden features a patio seating area along with a well maintained lawn area that provides the perfect play area. Viewing really is essential of this lovely, spacious property!

Entrance Hallway

Carpet flooring, pendant light, central heating radiator.

Downstairs W/C

Wooden flooring, low level flush W/C, hand wash basin, central heating radiator, pendant light.

Living Room/Dining Room

Carpet flooring, window to rear garden, patio doors leading to rear garden, pendant light x2, central heating radiator x2.

Kitchen

Spotlights, wooden flooring, plumbing for washer, integrated oven & hobs, stainless steel sink & drainer, boiler location, window to front elevation, integrated fridge/freezer, central heating radiator.

Landing

Carpet flooring, pendant light, access to loft.

Bedroom One

Carpet flooring, pendant light, central heating radiator, window to front elevation x2, storage cupboard.

Bedroom Two

Carpet flooring, pendant light, central heating radiator, window to rear elevation.

Bedroom Three

Carpet flooring, pendant light, central heating radiator, window to rear elevation.

Family Bathroom

Wooden flooring, low level flush W/C, hand wash basin, central heating radiator, shower over bath, window to side elevation.

Front Garden

Two tarmac off road parking spaces, low maintenance gravel area.

Rear Garden

Enclosed rear garden, patio seating area, laid to lawn area.

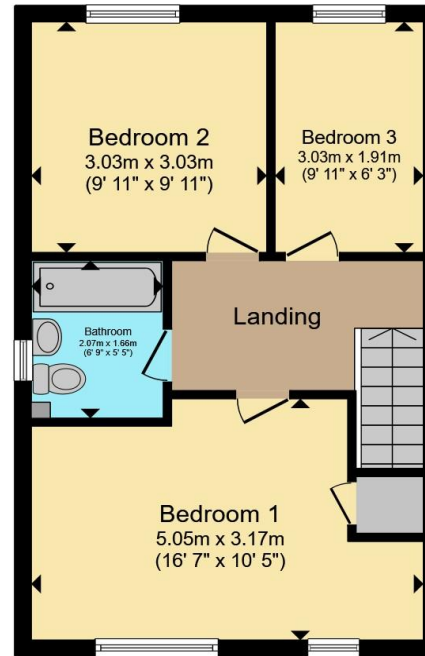








Ground Floor



First Floor

Total floor area 81.8 m² (881 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). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: B Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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