



Cottesmore Close, Brizlincote Valley,  
Burton-on-Trent



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£125,000



## Key Features

- One Bedroomed Town House
- Freehold
- No Upward Chain
- Large Driveway
- Ideal For First Time Buyers/Investors
- Mezzanine Bedroom
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer for sale this one bedroomed town house on the desirable Brizlincote Valley estate. The property is ideal for first time buyers and investors and benefits from plenty of off road parking and a fully enclosed rear garden. In brief the accommodation comprises: - storage shed, entrance hall, living kitchen, bathroom and mezzanine bedroom. Viewings are highly recommended.

### Accommodation In Detail

Frosted Upvc double glazed door leading to:

#### Hallway

having built-in storage cupboard housing the electric immersion heater.

#### Bathroom 1.51m x 1.97m (5'0" x 6'6")

having low level wc, pedestal wash basin with chrome taps, short bath with chrome taps and electric shower over, full tiling around bath area, extractor fan, wall and electric heater, wood effect laminate flooring and frosted Upvc double glazed window to front elevation.

#### Living Kitchen 3.31m x 5.2m (10'11" x 17'1")

having staircase rising to bedroom. To the kitchen area - range of base and wall mounted units, marble effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, integrated fridge/freezer, electric cooker with extractor over, space for washing machine, under counter lighting, tiled splashback. To the lounge area - gas fire with feature surround, wood effect laminate flooring and Upvc double glazed sliding patio doors leading to the private rear garden.

### On The First Floor

#### Mezzanine Bedroom 3.31m x 2.71m (10'11" x 8'11")

having eaves built-in cupboard space, wood effect laminate flooring and Upvc double glazed window to front elevation.

### Outside

To the rear of the property is a fully enclosed garden with a good sized paved patio area for seating and entertaining, steps lead to the second level with mature bushes and trees. To the front is a tandem tarmac driveway providing parking for two vehicles and a small fore garden which is mainly laid to lawn. There is also a small storage shed to the front.

### 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.

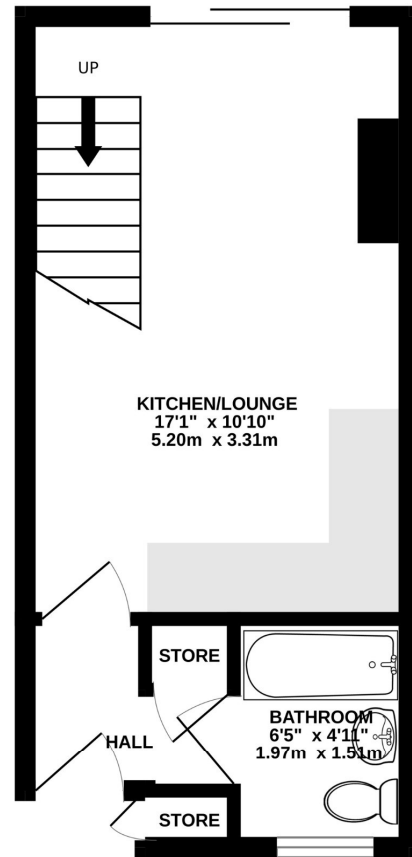
### Tenure

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.

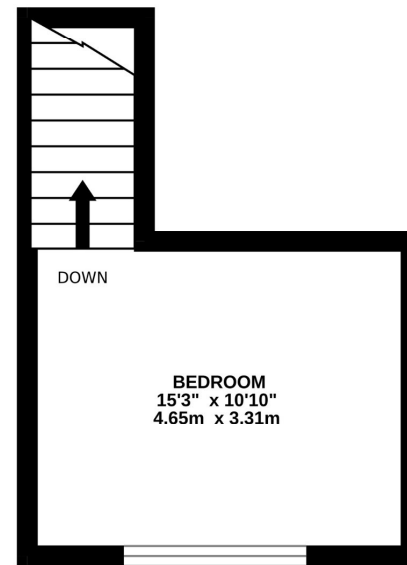
### Note

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  
246 sq.ft. (22.8 sq.m.) approx.



1ST FLOOR  
118 sq.ft. (10.9 sq.m.) approx.



TOTAL FLOOR AREA : 363 sq.ft. (33.8 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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