Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

9 Harlech Way, Stretton, Burton-On-Trent, Staffordshire, DE13 0JN

£820 Per Calendar

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A beautifully presented two bedroom semi-detached property located in this popular position just outside of Burton town centre and within close proximity to local amenities.

The gas centrally heated and UPVC double glazed accommodation comprises, entrance hall, lounge, dining kitchen with French doors, two first floor bedrooms and bathroom with shower over bath.

Externally, there is a driveway to front and side providing off road parking.

Enclosed low maintenance garden to rear with two store sheds.

ACCOMMODATION

HALLWAY
Main UPVC double glazed front door, stairs to first floor and radiator.

LOUNGE
13'4" x 10'2" (4.06m x 3.10m)
A cosy lounge with front facing bow UPVC double glazed window, media connections, electric fire, media connections, understairs storage area, radiator.

KITCHEN DINER
13'2" x 9'2" (4.01m x 2.79m)
A quality kitchen having a good range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, stainless steel sink and drainer, newly installed electric oven, hob and extractor fan over, space for a fridge freezer and washing machine, concealed modern combination boiler, space for a table and chairs, French doors and radiator.

FIRST FLOOR

LANDING
Storage cupboard and loft access.

BEDROOM ONE
13'3" x 9'4" (4.04m x 2.84m)
Having built in wardrobe, two front facing UPVC double glazed windows, radiator.

BEDROOM TWO
11'2" x 6'10" (3.40m x 2.08m)
UPVC double glazed window and radiator.

BATHROOM
6'3" x 6' (1.91m x 1.83m)
Fitted with a classic three piece white suite and with mains shower over bath and screen, UPVC double glazed window, towel radiator.

OUTSIDE
Driveway to front and side providing off road parking.

Enclosed low maintenance garden to rear with two store sheds.

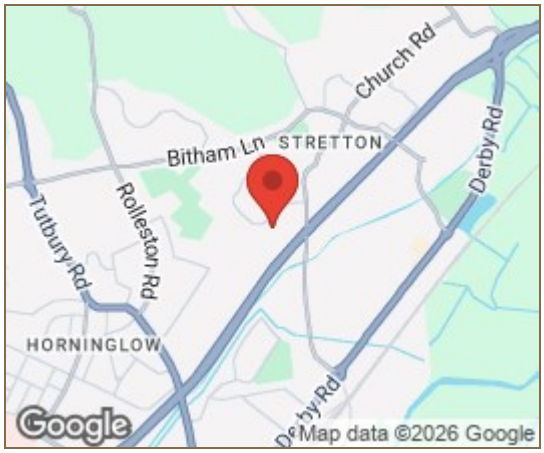
PLEASE NOTE:
Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

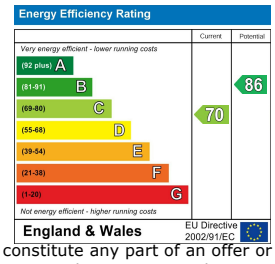
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer or contract.
(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

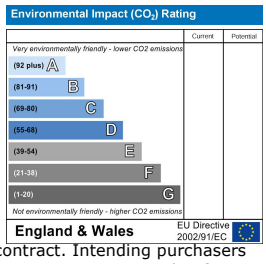
Area Map



Floor Plans

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.
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