



Harlech Way, Stretton, Burton-on-Trent



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£125,000



Key Features

- Attractive Ground Floor Maisonette
- Convenient Well Regarded Location
- Cul De Sac Setting
- Immediate Vacant Possession
- Extended Lease (180 years left)
- Gardens & Parking
- EPC rating C
- Leasehold





This ground floor maisonette is offered for sale with immediate vacant possession and offers many attractive features.

Situated on a peaceful cul-de-sac just half a mile from the facilities available in Stretton and 2.5 miles from the centre of Burton the property benefits from an enclosed private garden and ample off road parking. In brief, the property offers an entrance hall, Lounge and kitchen with two bedrooms and bathroom. It also benefits from a recently installed gas central heating system and conservatory.



Accommodation In Detail

Upvc entrance door leading into:

Entrance Hall

having one central heating radiator.

Lounge 4.21m x 4.11m (13'10" x 13'6")

having wood effect flooring, radiator, wall mounted gas fire, window and glazed door to and window to rear elevation.

Kitchen 5.53m x 2.16m (18'1" x 7'1")

having a twin bowled stainless steel sink with mixer tap set into a work top, tiled surrounds, base cupboards and drawers, wall mounted cupboards, built in oven with gas hob over and extractor canopy, appliance space and a wall mounted gas boiler. window to rear elevation and wood effect floor.

Hallway

leading to:

Bedroom One 4m x 2.8m (13'1" x 9'2")

having window to front elevation, radiator.

Bedroom Two 2.31m x 2.51m (7'7" x 8'2")

having radiator and window to the front.



Bathroom

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

Outside

There is a drive way providing parking for 2/3 vehicles and a slabbed fore garden.

To the rear, there is an enclosed garden which has been landscaped for ease of maintenance..

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.

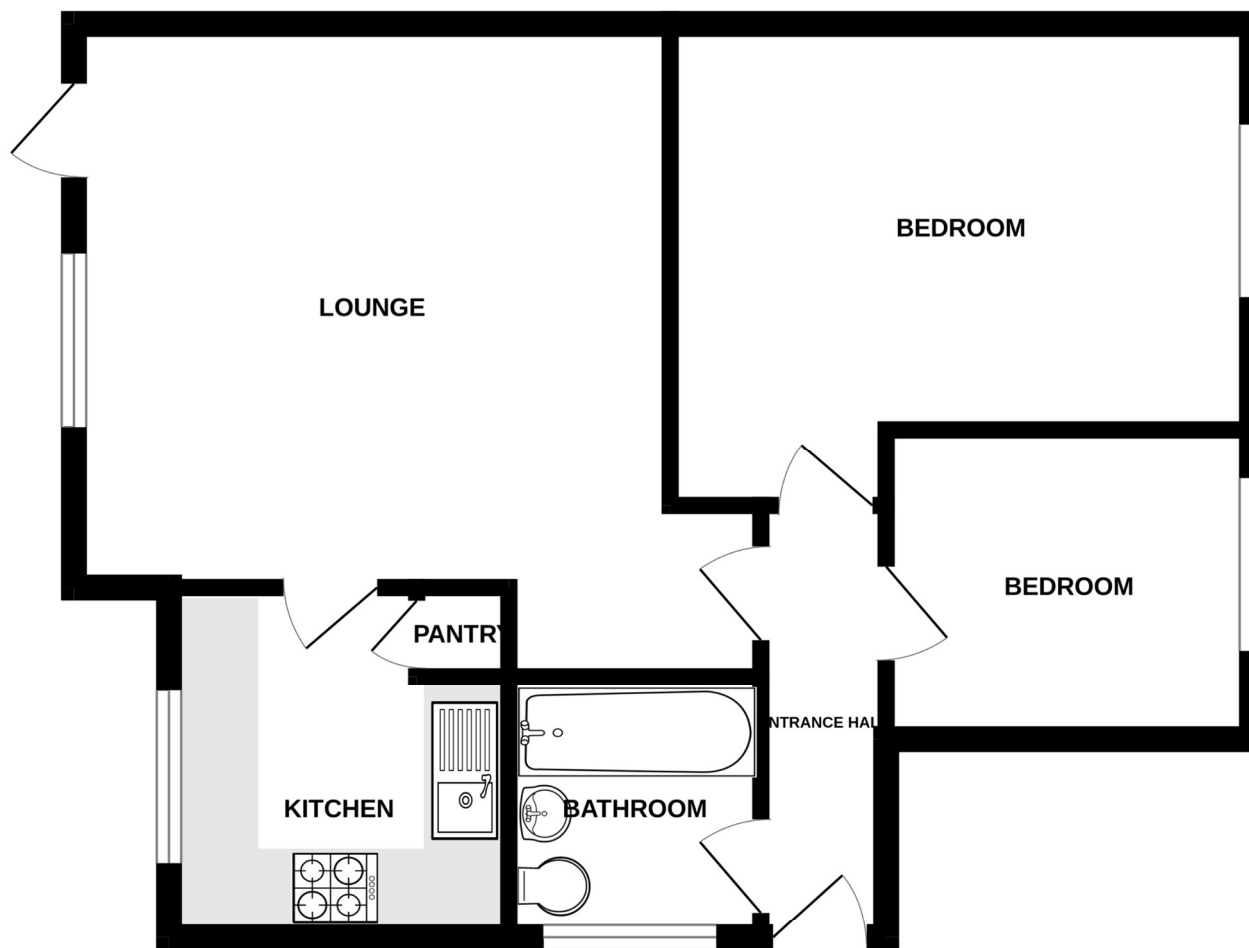
Tenure

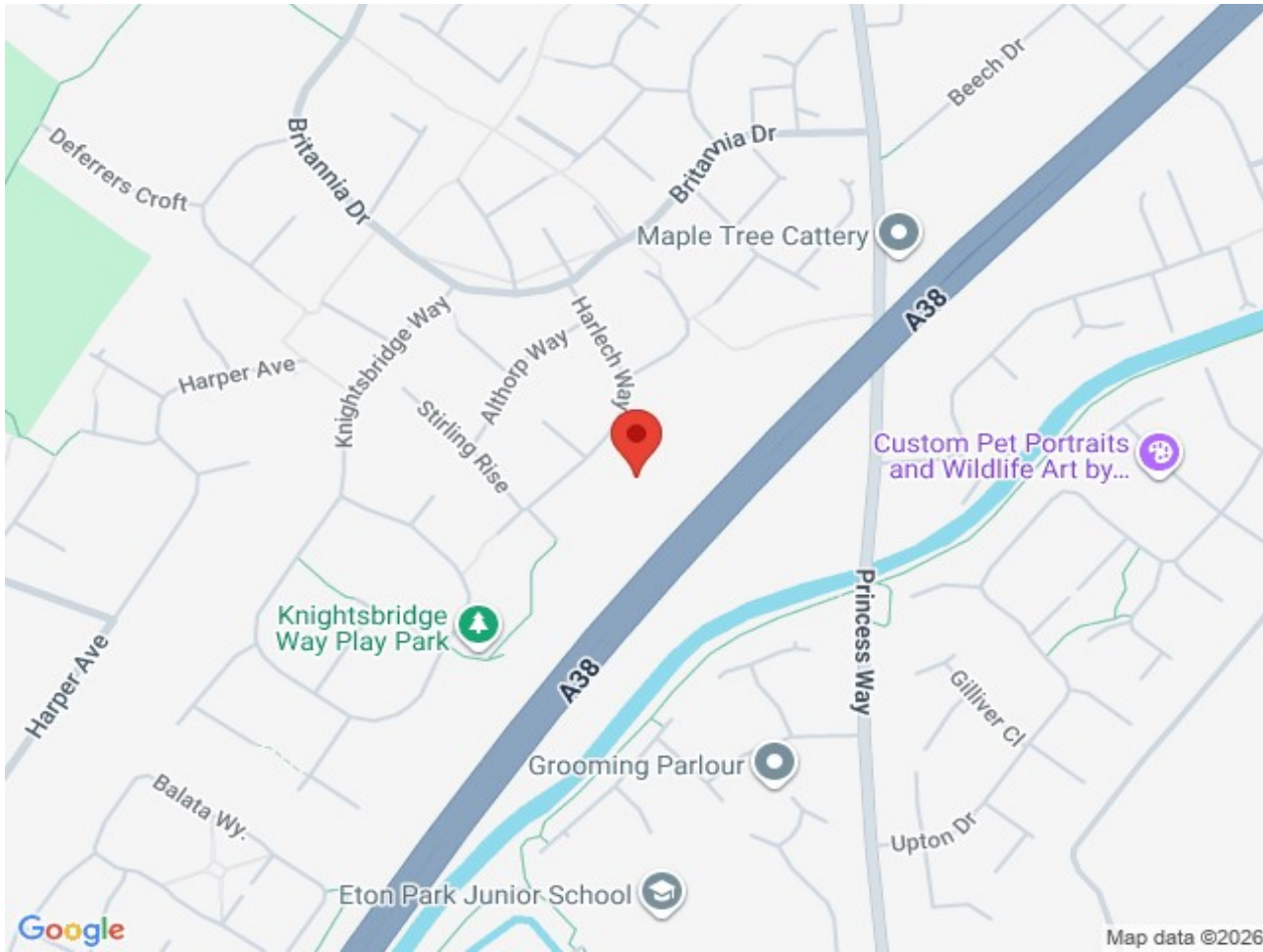
leasehold with 1 long lease in excess of 180 years on a peppercorn rent, - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed 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
505 sq.ft. (46.9 sq.m.) approx.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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