



Marlborough Crescent
BURTON-ON-TRENT

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edwards

Marlborough Crescent BURTON-ON-TRENT DE15 9DF

for sale
£200,000



Property Description

Burchell Edwards are delighted to bring to market this well-finished and sizeable 2 bedroom semi-detached bungalow, situated on a lovely private road in the desirable Stapenhill area. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moment's drive of the A38 to Derbyshire/Birmingham in either direction.

The property welcomes you with an extensive driveway providing off road parking as well as a beautiful decorative piece pushing the property away from the footpath providing enhanced privacy. Internally, the property has been finished to a lovely standard throughout and offers a spacious accommodation consisting of: a light and airy lounge, a functioning kitchen which offers ample storage; wide hallway for easy manoeuvrability; a family bathroom along with two great sized, double bedrooms. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. A low maintenance, brick paved garden containing a detached garage, the garden presents a perfect relaxation area with a high level of privacy. Viewing of this property is essential!

Living Room

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

Kitchen

Vinyl flooring, pendant light, door to rear garden/side passage, cupboards over counters, central heating radiator, stainless steel sink & drainers, plumbing for washer, boiler location, window to rear elevation.

Bedroom One

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

Bedroom Two

Carpet flooring, pendant light, central heating

radiator, window to front elevation

Family Bathroom

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

Front Garden

Brick paved driveway providing off road parking, patio decorative centre piece with gravel surrounding.

Rear Garden

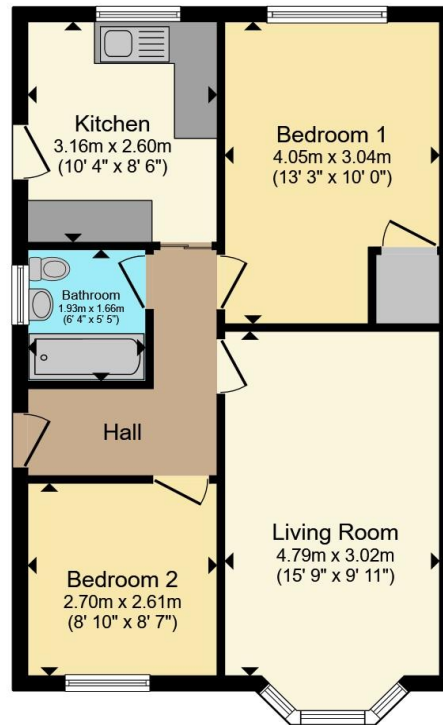
Enclosed rear garden, high level of privacy, brick paved seating area, gravel area, access to property's detached garage.











Total floor area 54.9 m² (591 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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BURTON-ON-TRENT DE14 1AN

EPC Rating: Awaited
Council Tax Band: B

Tenure: Freehold

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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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Property Ref: BUT211223 - 0003