



Henhurst Ridge, Burton-on-Trent



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2

£175,000



Key Features

- Semi Detached Bungalow
- Two Bedrooms
- Popular Residential Location
- In Need Of Up-Grading & Improvement
- Upvc Double Glazing
- Immediate Vacant Possession
- EPC rating F
- Freehold





Situated in this popular and convenient position this two bedroomed semi detached bungalow offers a discerning purchaser an opportunity to acquire a property with potential. The home in brief comprises: - entrance hall, large lounge, rear extension, fitted kitchen, two bedrooms and a shower room. There is a hard landscaped forecourt and an adjacent driveway provides ample parking and leads to a detached brick built garage. To the rear is an enclosed garden generally hard landscaped.

Accommodation In Detail

Half obscure double glazed entrance door with obscure glazed lights to side leading to:

Entrance Hall

having fitted electric night storage heater and multi panel obscure glazed door leading to:

Rear Sitting Room

having fitted wall light points, coving to ceiling, feature stone fireplace and chimney breast with slate hearth and mantle together with inset Living Flame gas fire and archway opening through to:

Rear Extension 2.4m x 4.38m (7'11" x 14'5")

having fitted electric panel heater, Upvc double glazed windows to side and rear and door to rear.

Kitchen 2.46m x 2.4m (8'1" x 7'11")

having a range of maple fronted base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, four ring gas hob with electric oven under and extractor over, integrated fridge/freezer, half obscure Upvc double glazed door to side elevation and Upvc double glazed window to rear,

Master Bedroom 3.1m x 3.63m (10'2" x 11'11")

having Upvc double glazed window to front elevation.

Bedroom Two 3.1m x 1.93m (10'2" x 6'4")

having Upvc double glazed window to front elevation and range of built-in wardrobes.

Shower Room

having white suite comprising low level wc, vanity wash basin, quadrant shower enclosure with electric shower and airing cupboard with lagged hot water cylinder.

Outside

To the front of the home is a paved fore garden and an adjacent block paved driveway leads to a detached brick built garage with up and over door and window to rear. To the rear is a mainly hard landscaped private enclosed garden.

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

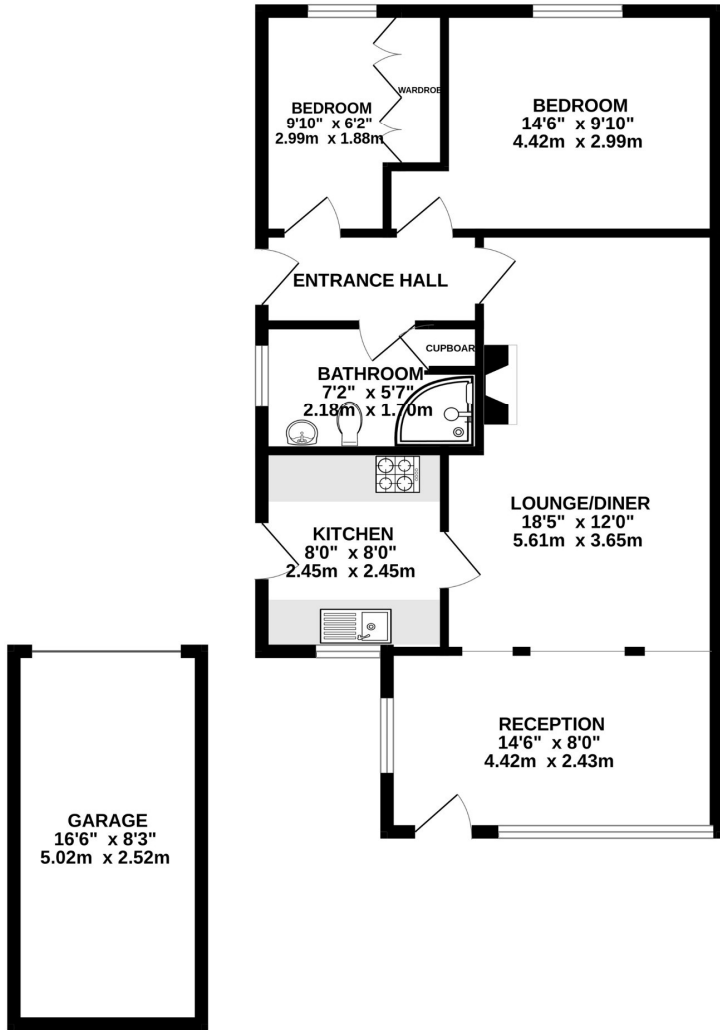
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | | |
| 38-54 | E | | |
| 21-38 | F | 29 F | |
| 1-20 | G | | |

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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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