



Clay Street, Stapenhill, Burton-on-Trent





Guide price £240,000

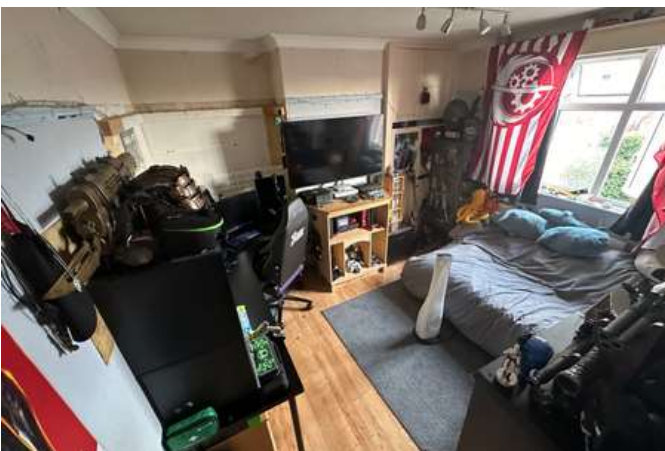
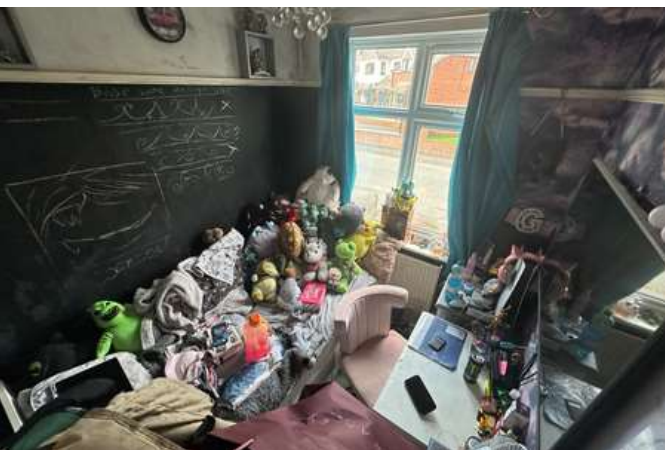


## Key Features

- Traditional Detached Family Home
- Highly Regarded Residential Location
- In Need Of Some Degree Of Up-Grading & Improvement
- Extremely Large Garden Plot
- Upvc Double Glazing & Gas Fired Central Heating
- Competitively Priced For Quick Sale
- EPC rating E
- Freehold







A traditional detached home in a well established and well regarded residential location close to Burton town centre. The location has always proved attractive due to its proximity of local facilities and schools and with this property there is a significant attraction of an extensive well established garden. The extent and orientation of the plot offers considerable potential to improve and enhance the property which also has the benefit of a cellar, duplicating we believe the extent of the ground floor. In brief the property comprises: - entrance porch, entrance hall, lounge, living room, kitchen, rear porch, cloak room, store and on the first floor a landing leads to three bedrooms and bathroom. There is a driveway providing ample parking and giving potential for a garage, to the rear is an extensive decking area and a large well established garden.

### Accommodation In Detail

Upvc double glazed entrance door leading to:

### Entrance Porch

having half obscure leaded period entrance door with leaded and stain glazed lights to either side leading to:

### Entrance Hall 2m x 3.91m (6'7" x 12'10")

having Terrazzo tiling to floor, one central heating radiator, staircase rising to first floor and useful understairs store.

### Front Sitting Room 3.48m x 3.41m extending to 4.26m

having feature open fireplace with tiled backplate and hearth, cupboards to either side of chimney breast, Upvc semi circular bay window to front elevation with leaded stain glazed top lights and one central heating radiator.

### Rear Sitting Room 3.65m x 3.47m (12'0" x 11'5")

having feature chimney breast with ornate cast iron period inset with tiled reliefs, coving to ceiling, fitted picture rail, ornate centre ceiling rose, one central heating radiator and Upvc double glazed window overlooking the rear garden.

### Kitchen 1.97m x 2.61m (6'6" x 8'7")

having a range of fitted base and wall mounted units with complementary rolled edged working surfaces, obscure Upvc double glazed window to side elevation and polycarbonate sink and draining unit.

### Inner Lobby

leading to:

### Guest Cloak Room

having low level wc, vanity wash basin and obscure Upvc double glazed window to rear elevation.

### Cellar

We understand there is a cellar to the property extending the full extent of the ground floor, with trap door access points from the lounge and living room. This has not been inspected.

### On The First Floor

### Landing

having obscure double glazed window to side elevation and access to loft space via retractable ladder.

### Master Bedroom 3.49m x 3.41m extending to 4.26m into bay

having Upvc double glazed semi circular bay window to front elevation, feature open fireplace with tiled backplate and hearth and one central heating radiator.

### Bedroom Two 3.64m x 3.5m (11'11" x 11'6")

having cupboard housing fitted gas fired central heating boiler, Upvc double glazed window to rear elevation, feature open fireplace with tiled backplate and hearth, one central heating radiator and fitted laminate flooring.

### Bedroom Three 1.91m x 2.33m (6'4" x 7'7")

having Upvc double glazed window to front elevation, coving to ceiling, fitted picture rail and one central heating radiator.





### Bathroom 1.97m x 1.78m (6'6" x 5'10")

having suite comprising panelled bath with shower over, pedestal wash basin, low level wc, obscure Upvc double glazed window to rear elevation, one central heating radiator and full tiling complement to walls.

### Outside

To the front is a fore garden and the driveway provides access to a covered parking area. Beyond which lies a concrete yard water supply. To the rear is a large decking area which in turn gives access to a shed to the side of the property, the garden then drops down and is of a particularly large size and features a variety of mature trees.

### Covered Parking Area 4.82m x 2.16m (15'10" x 7'1")

#### 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.

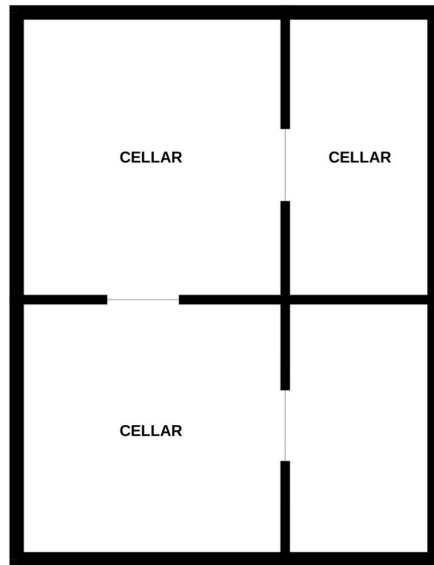




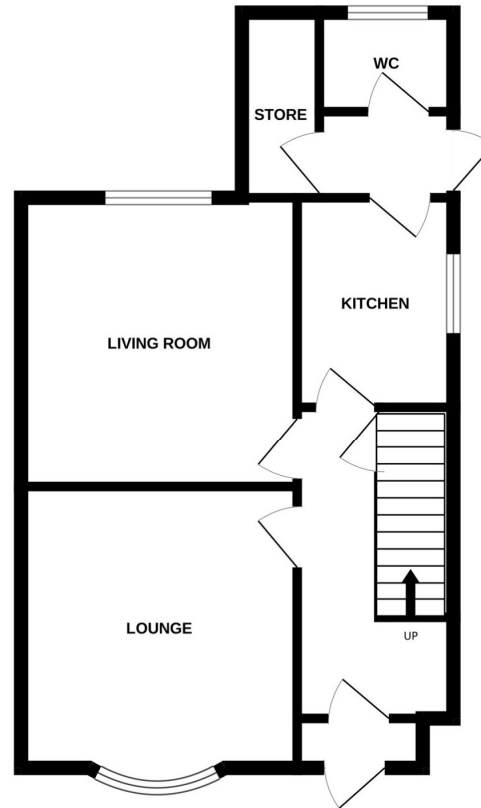




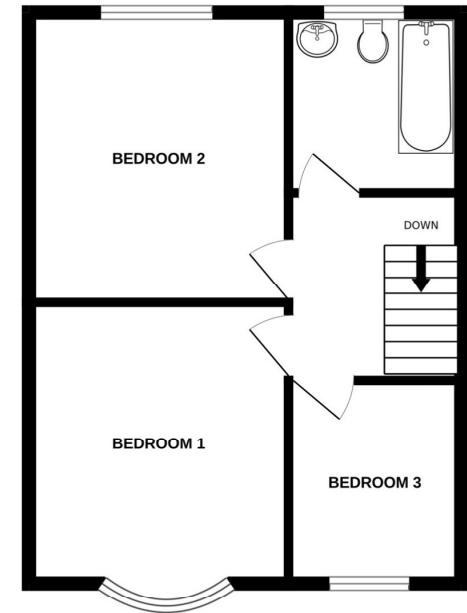
BASEMENT  
389 sq.ft. (36.1 sq.m.) approx.



GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.

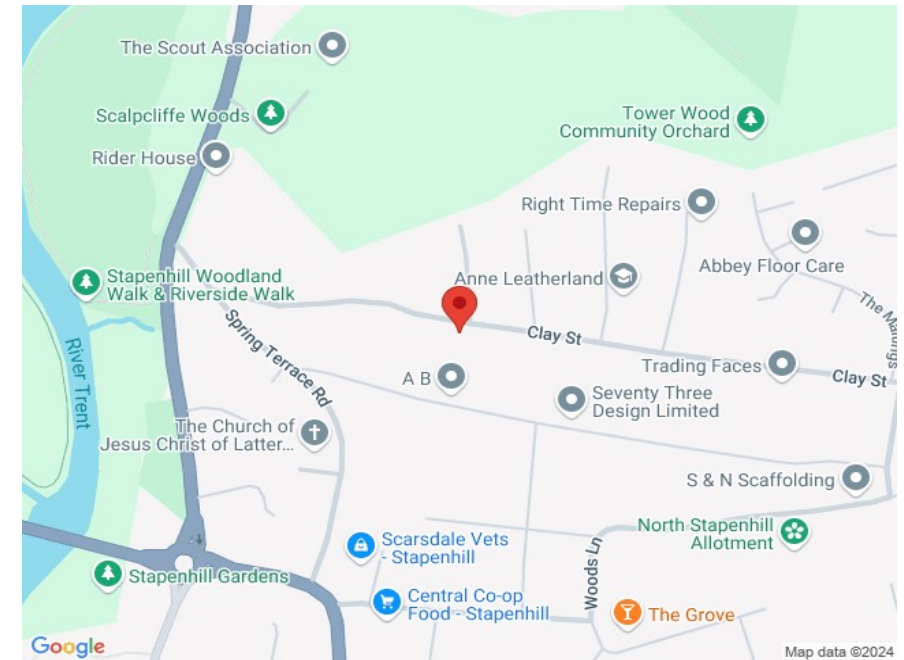


1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.6 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		