



Ashby Road, Burton-on-Trent



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Guide price £200,000



## Key Features

- Traditional Semi Detached Home
- Popular Residential Location
- Rear Access & Two Garages
- In Need Of improvement & Up-Grading Works
- Majority Double Glazing & Gas Fired Central Heating
- Immediate Vacant Possession
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer for sale this spacious traditional semi detached home located in a popular and convenient position close to amenities and facilities. Benefitting from gas fired central heating and majority double glazing the home, whilst in need of up-grading, provides great space for a discerning purchaser and has the benefit of a substantial front and rear garden and rear access which leads to a large pair of garages.



#### Accommodation In Detail

Double glazed sliding patio doors leading to:

#### Entrance Lobby

having half obscure double glazed entrance door leading to:

#### Entrance Hall 1.85m x 4.4m (6'1" x 14'5")

having staircase rising to first floor, useful understairs storage cupboard, one central heating radiator and fitted smoke alarm.

#### Guest Cloak Room

having Upvc obscure leaded double glazed window to side elevation, wall mounted wash basin, low level wc and extensive tiling complement to walls and floor.

#### Front Sitting Room

having Upvc walk-in square double glazed bay window to front elevation, one central heating radiator, fitted picture rail and feature onyx fireplace with marble backplate and hearth together with inset living flame gas fire.



#### Impressive Rear Sitting Room

having sliding Upvc double glazed patio doors opening onto the rear patio, one central heating radiator, extensive fitted wall light points, feature tiled fireplace with matching tiled hearth and inset living flame gas fire and fitted picture rail.

#### Kitchen 1.93m x 4.42m (6'4" x 14'6")

having a good range of light oak effect base and eye level units with complementary rolled edged working surfaces, gas and electric cooker points, sink and draining unit, plumbing for washing machine, ceramic tiling to floor, one central heating radiator, Glowworm Hideaway gas fired central heating boiler, digital timer and half obscure double glazed doorway leading to:

#### Side Porch

having double glazed leaded lights and sliding double glazed patio door opening out to the rear.

#### On The First Floor

#### Landing 1.86m x 2.73m (6'1" x 9'0")

having leaded double glazed window to side elevation, access to loft via retractable ladder, one central heating radiator and fitted smoke alarm.

#### Bedroom One 3.87m x 3.52m (12'8" x 11'6")

having leaded double glazed window to rear elevation, one central heating radiator, range of built-in drawers and two double wardrobes.

#### Bedroom Two 3.39m x 2.78m (11'1" x 9'1")

having an impressive bank of built-in wardrobes with double hanging and mirrored doors, sealed unit leaded double glazed window to front elevation and one central heating radiator.



### Bedroom Three 1.85m x 1.47m (6'1" x 4'10")

having sealed unit leaded double glazed window to front elevation, one central heating radiator and range of fitted cupboards and shelving.

### Bathroom

having modern white suite comprising corner bath with Victoriana style mixer tap, shower enclosure, pedestal wash basin, low level wc, one central heating radiator, coving to ceiling, sealed unit leaded double glazed window to rear elevation and airing cupboard incorporating lagged hot water cylinder.

### Outside

The property is nicely set back from the road behind a relatively deep lawned fore garden. To the rear is an extremely pleasant garden, the first area being hand landscaped with flagged paving, range of sheds, greenhouse and beyond which lies a pair of garages.

### Garage One 6.08m x 2.62m (19'11" x 8'7")

having double doors and electric lighting.

### Garage Two 6.1m x 3.66m (20'0" x 12'0")

having electric lighting.



## 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

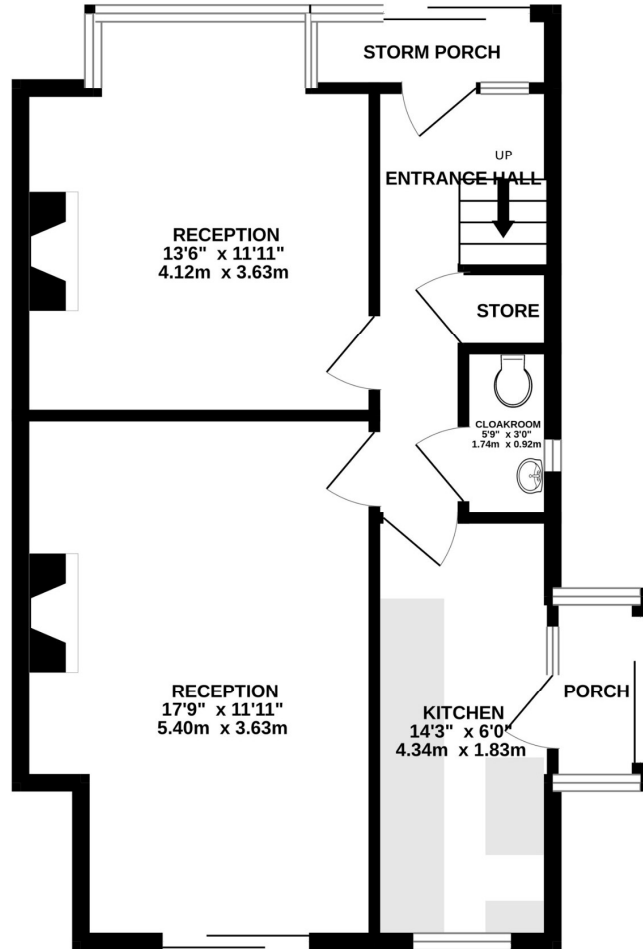
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

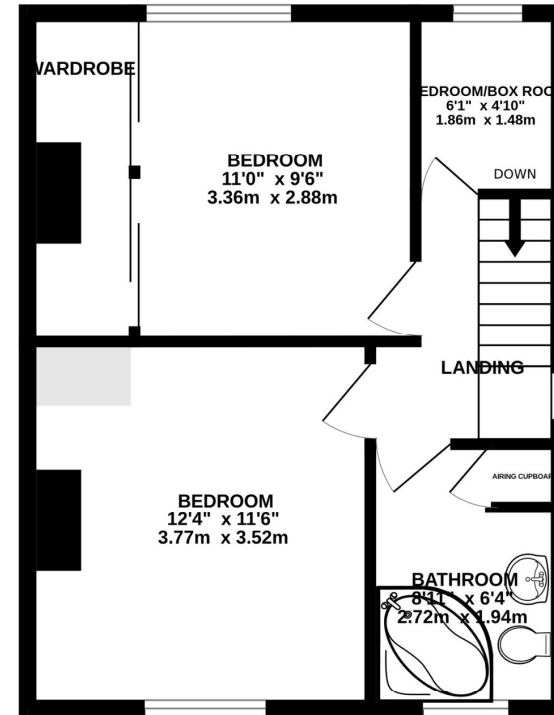
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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  
548 sq.ft. (50.9 sq.m.) approx.

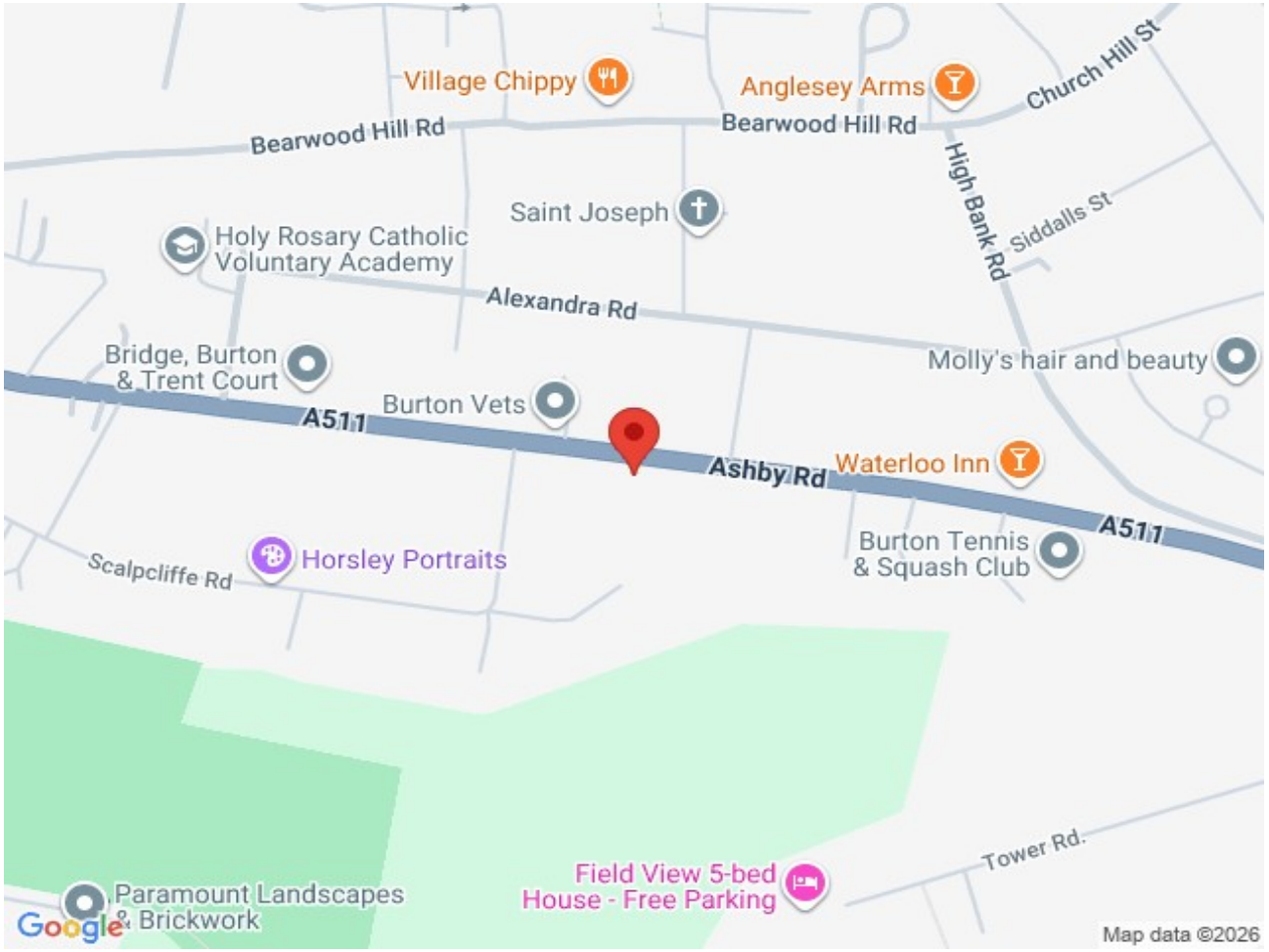


1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

