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37 Lovell Road, Yoxall, Burton-On-Trent, DE13 8QA

Offers In Excess Of £285,000

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this beautifully presented property is located in the popular village of Yoxall. Located conveniently for transport links via the a38 for Birmingham and Derby, this property is ready to move into. Offered for sale with NO UPWARD CHAIN and benefitting from Gas Central Heating and UPVC double-glazing. In brief, the accommodation comprises of; Hallway, Kitchen, Conservatory, Store Room, Living Room and Snug. First Floor Landing, Three Bedrooms and a Family Bathroom. Garden to the rear and Driveway to the front. EPC RATING - D

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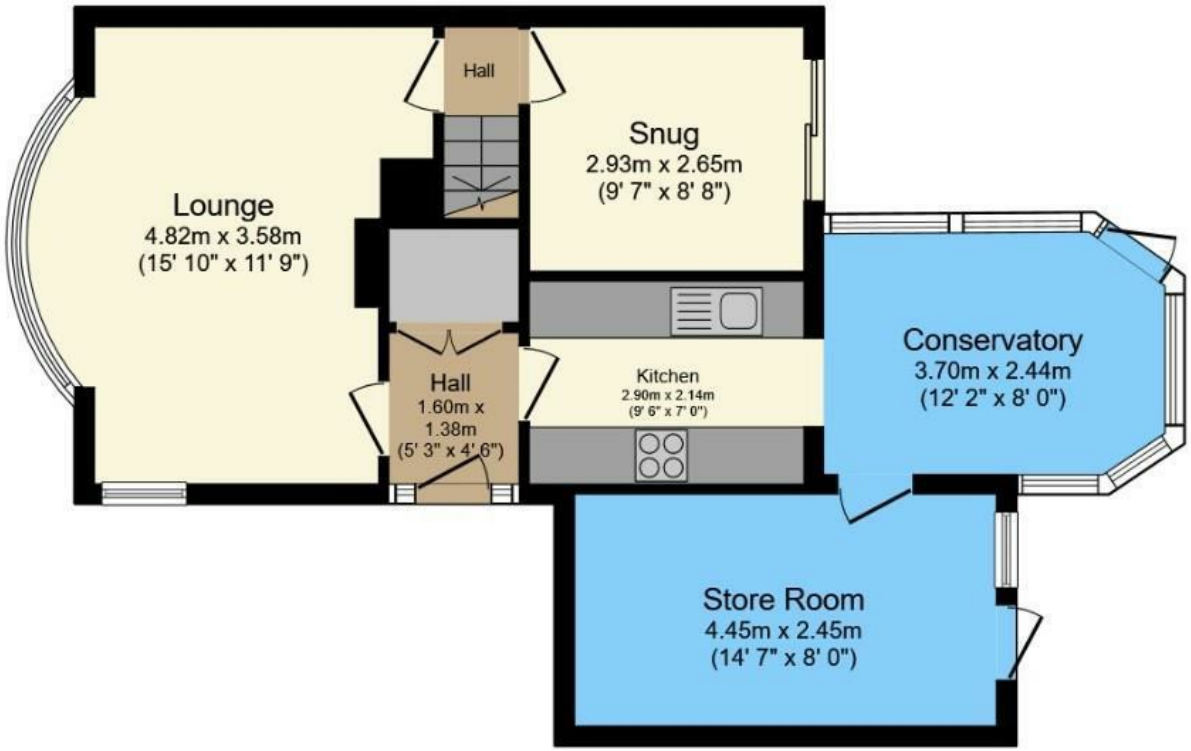
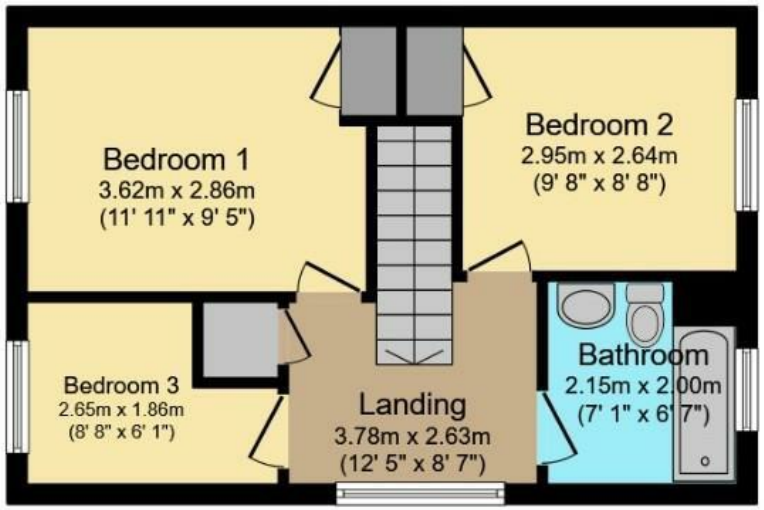


Ground Floor



First Floor

Total floor area 94.6 sq.m. (1,018 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 propertybox.io

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Entrance Hall
accessed via a UPVC double-glazed door and having a ceiling light point, a radiator, a storage cupboard and carpeted flooring.

Kitchen
having a range of wall and base units, roll top work surfaces and inset stainless steel sink with drainer. Electric cooker, extractor hood and appliance spaces for a fridge-freezer, dishwasher and washing machine. A ceiling light point, part tiling to walls and tiled flooring.

Conservatory
having carpeted flooring, UPVC double-glazed units with a door giving access to the rear garden

Store Room
having a ceiling light point, carpeted flooring, a radiator, a UPVC double-glazed window to the rear aspect and a door giving access to the rear garden.

Living Room
having two ceiling light points, carpeted flooring, a radiator, an electric coal effect fire and a UPVC double-glazed window to the front aspect and a further one to the side aspect.

Snug
having a ceiling light point, carpeted flooring, a radiator and a UPVC double-glazed patio door into the rear garden.

First Floor Landing
having a ceiling light point, carpeted flooring, a UPVC double-glazed window to the side aspect, access to the loft hatch and a airing cupboard housing the combi boiler.

Family Bathroom
having laminate flooring, a vanity hand wash basin, a close-coupled WC, tiling to the walls, a panelled bath with overhead mains shower fitment, a towel radiator, one ceiling light point and a UPVC double-glazed window to the rear aspect.

Bedroom One
having a ceiling light point, radiator, carpeted flooring, a built in wardrobe and a UPVC double-glazed window to the front aspect

Bedroom Two
having a ceiling light point, radiator, carpeted flooring, a built in wardrobe and a UPVC double-glazed window to the rear aspect

Bedroom Three
having a ceiling light point, radiator, carpeted flooring and a UPVC double-glazed window to the front aspect

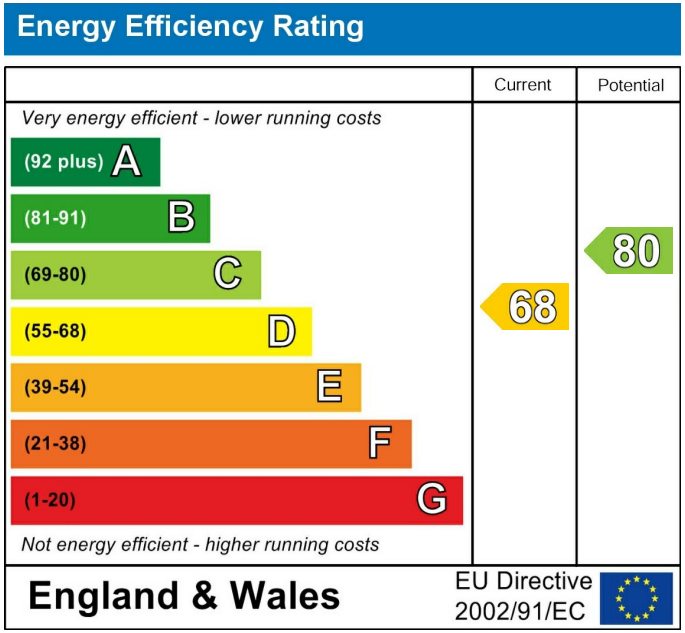
Outside
The front of the property is set back from the road with a tarmacadam driveway.

the rear garden has a paved patio area and grass lawn with mature shrubs.

AGENTS NOTE
Buying this home with extra peace of mind – Here's how it works in simple terms: Once your offer is accepted, you'll pay a one-off, non-refundable Reservation Fee of £2,000 plus VAT (on top of the agreed purchase price). It's all designed to reduce fall-throughs, speed things up, and give both you and the seller more certainty in what can sometimes feel like a stressful process.

In return, that fee includes some fantastic benefits to make your move easier and safer:
1. A legal pack ready to go (including the official copy of the register, title plan and key searches) – so you can make an informed decision without nasty surprises later
2. Professional AML checks taken care of
3. Access to a quality range of other important services such as Surveys, Conveyancing and Removals

For the full details, a look at the terms, or any questions, just pop an email to committedbuyer@gotogroup.co.uk or head over to gotogroup.co.uk.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.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