HOPKINS & DAINTY
ESTATE AGENTS









Attlee Avenue, Burton on Trent, DE13 9UH

£225,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this modern three bedroom end town house. Offering a perfect home for the first time buyer, located in the highly regarded new development of Beamhill Heights, on the edge of Burton. The accommodation comprises: Entrance Hall, Open plan Kitchen/Lounge/Diner with double opening French doors leading out onto the rear garden and a Guest WC. First floor landing, Two Bedrooms and Bathroom. Top floor Master Double Bedroom. Outside, there is a double front driveway and enclosed rear garden with a large shed. The property has gas central heating and double glazing.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hall

Accessed via a double glazed entrance door. With a radiator, stairs rising to the first floor and a door to:

Kitchen/Diner/Lounge 22'0" x 12'1">6'8" (6.72 x 3.69>2.04)



Fitted range of base and wall units with a breakfast bar. Inset sink and drainer, built in electric oven, gas hob and hood, along with a fridge/freezer and washing machine/dryer. Cupboard housing the wall mounted gas boiler, double glazed front window, double glazed French doors opening onto the rear garden, two radiators and an under stairs storage cupboard.

Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator, extractor vent and part sloping ceiling.

First Floor Landing



Stairs rising to the top floor and doors leading off.

Bedroom 2 12'1" x 7'10" (3.70 x 2.39)



With a radiator and double glazed rear window.

Bedroom 3 12'1">5'6" x 7'8" (3.70>1.70 x 2.35)



L-shaped room with a radiator and double glazed front window.

Bathroom 5'11" x 5'6" (1.82 x 1.69)



Three piece suite comprising bath with a shower over, wash hand basin and WC. Extractor vent, radiator and a double glazed side window.

Second Floor Landing

Built in storage cupboard and a door to:

Master Bedroom 16'7" x 8'8" (5.06 x 2.65)



With a radiator, two double glazed roof lights and an over stairs plinth.

Front Driveway

To the front of the property there is driveway parking for two cars. Side gate to the rear garden.

Rear Garden



Enclosed rear garden with decking, astro turf and fencing to the boundary.

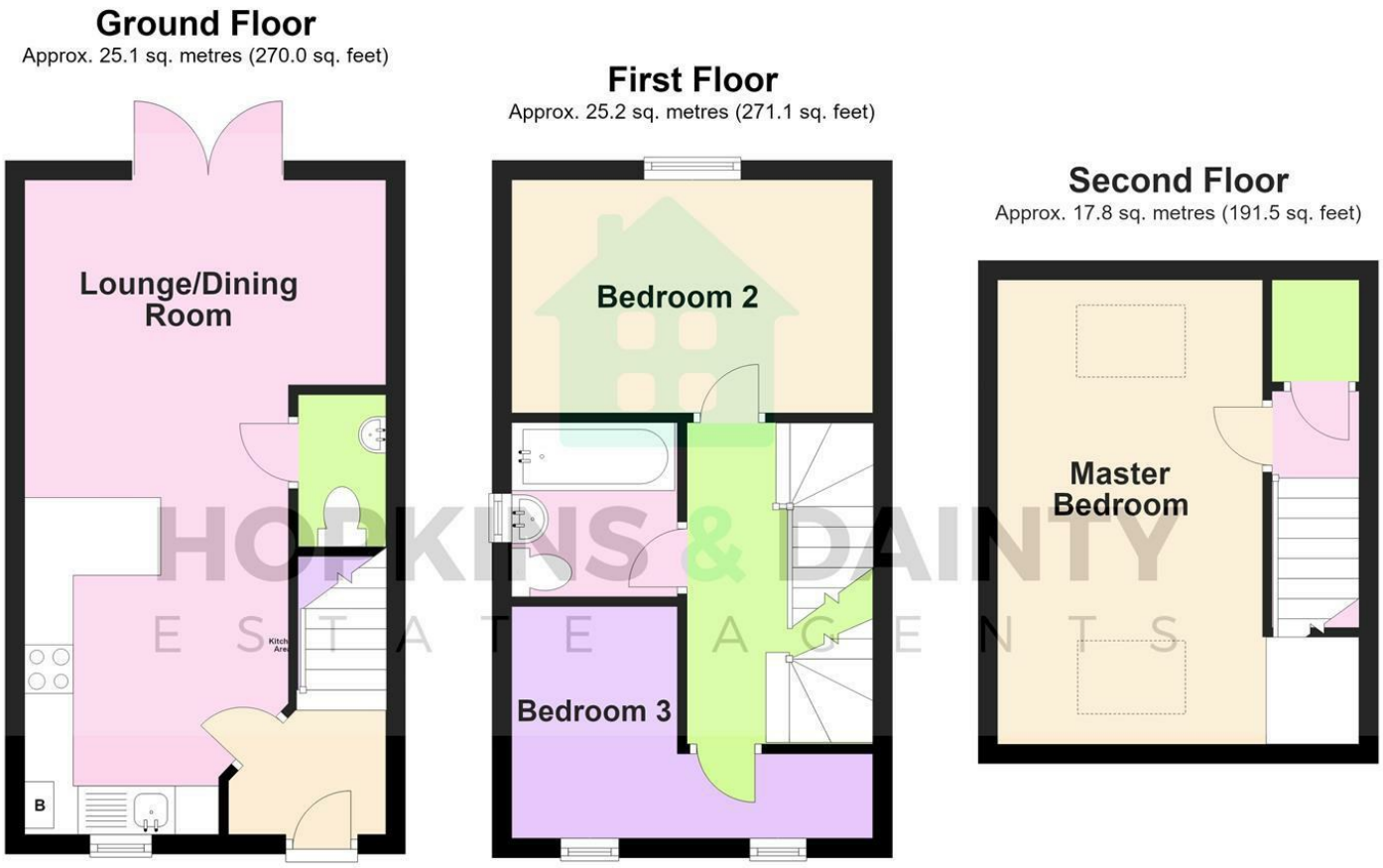
Service Charge

We understand that this property is subject to an annual estate maintenance charge in the region of £115.00 We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan



Total area: approx. 68.1 sq. metres (732.6 sq. feet)

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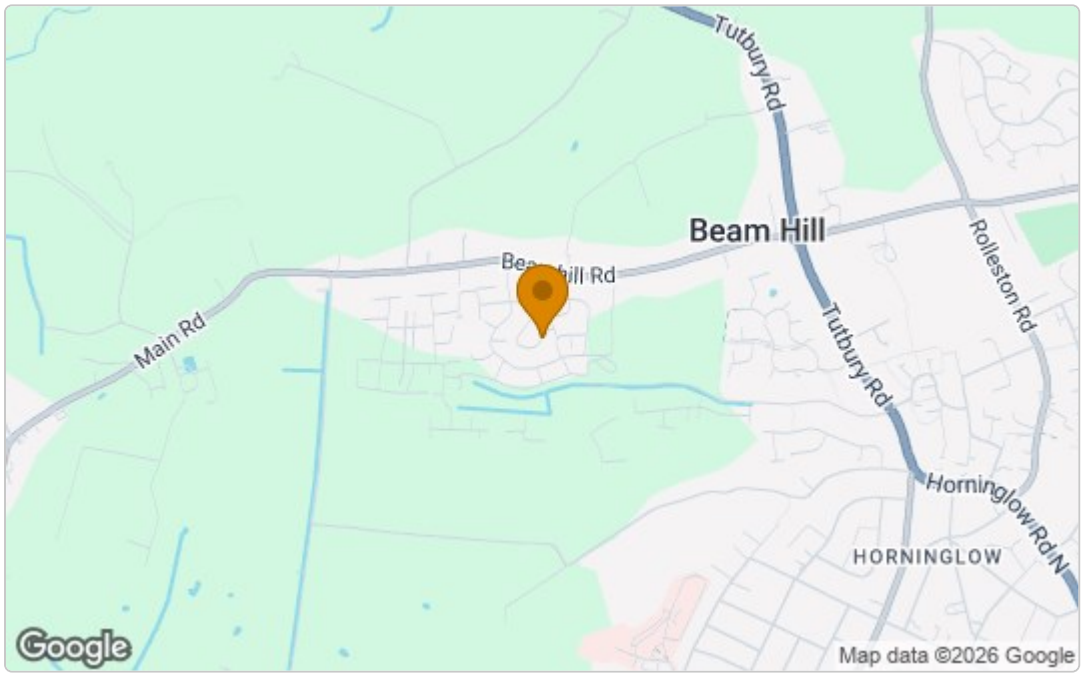
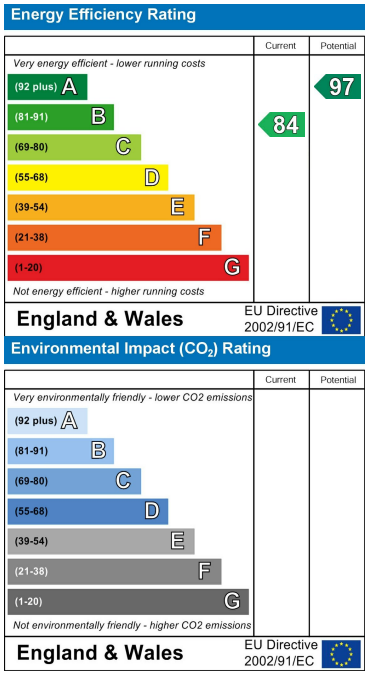
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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