



1b Main Street, Stapenhill,
Burton-on-Trent



£200,000



Key Features

- Individual Detached Bungalow
- Two Bedrooms
- Secluded Private Location
- Upvc Double Glazing & Oil Fired Central Heating
- In Need Of Up-Grading & Improvement
- Private Rear Garden
- EPC rating E
- Freehold





Situated in this convenient position this competitively priced detached bungalow offers great potential for improvement. Internally the freshly redecorated accommodation comprises in brief: - open entrance, entrance hall, front sitting room, large kitchen, fabulous garden room/conservatory, two bedrooms and bathroom. Outside to the front is a forecourt and driveway and to the rear is a pleasant enclosed garden which is well screened by timber fencing and mainly laid to gravel.

Accommodation In Detail

Obscure Upvc double glazed entrance door leading to:

Entrance Porch

having Terrazzo tiling to floor and door leading through to:

Entrance Hall 4.86m x 1.8m (15'11" x 5'11")

having one central heating radiator, access to loft space and full height storage cupboard.

Front Reception Room 4.5m x 3.3m (14'10" x 10'10")

having Upvc double glazed window to front elevation, further double glazed window to side, feature briquette fireplace with quarry tiled hearth and open grate fire and one central heating radiator.

Kitchen 3.33m x 3.67m (10'11" x 12'0")

having a range of white fronted base and eye level units with complementary rolled edged working surfaces, kickstrip heater, Upvc double glazed window to side elevation, small pantry cupboard and stainless steel sink with double drainer.

Garden Room/Conservatory 4.63m x 3.56m (15'2" x 11'8")

having air-conditioning unit, tri-polycarbonate panelled roof, Upvc double glazed windows and French doors.

Master Bedroom 3.07m x 3.7m (10'1" x 12'1")

having Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Two 2.75m x 2.16m (9'0" x 7'1")

having Upvc double glazed window to front elevation and one central heating radiator.

Bathroom

having modern white suite comprising P-shaped bath with thermostatically controlled shower over, vanity wash basin, low level wc with concealed cistern, full tiling complement to walls, one central heating radiator and obscure Upvc double glazed window to rear elevation.

Outside

The property is approached via a shared driveway serving approximately four properties. There is a block paved driveway providing ample parking. To the rear of the home is a private garden which is well screened by timber fencing and designed for ease of maintenance. There is external power, water supply and a large bunged oil tank serving the domestic hot water and central heating.

Services

All mains services except gas are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

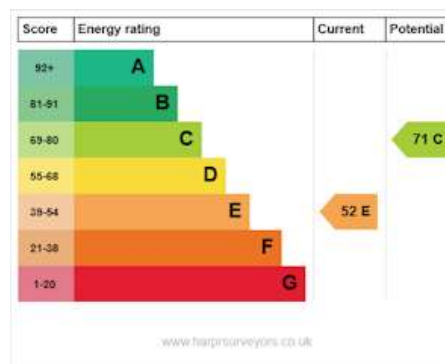
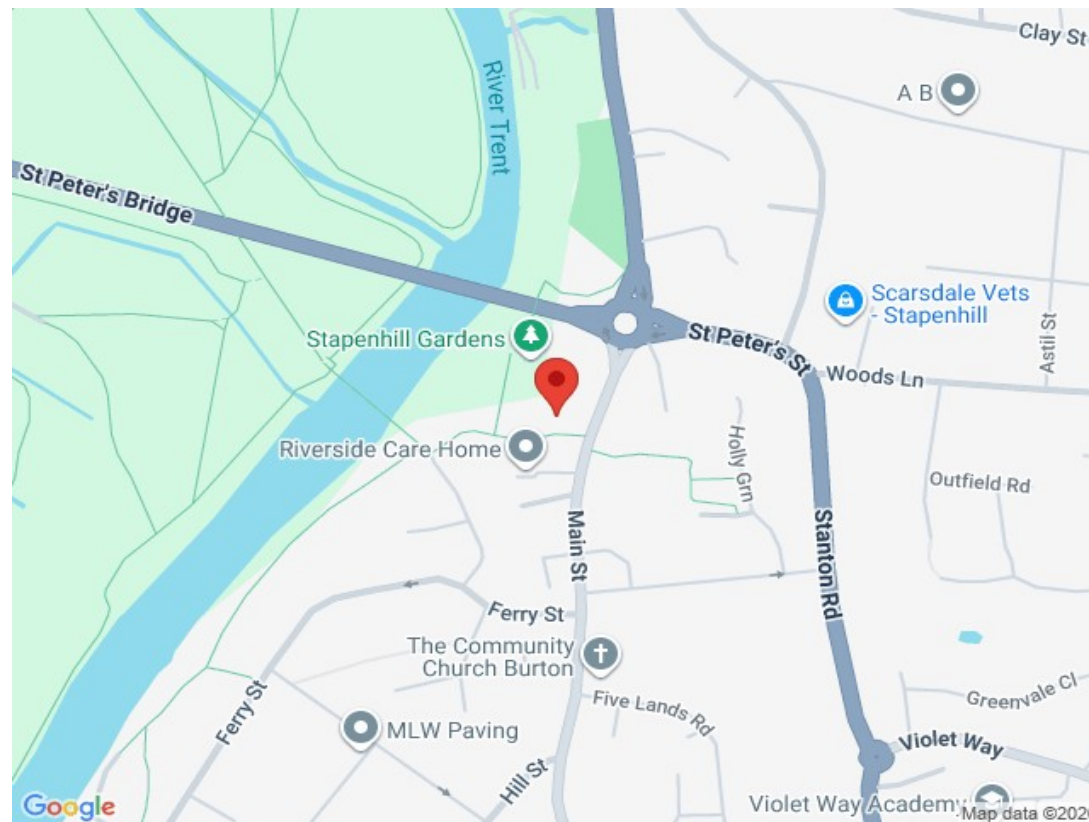
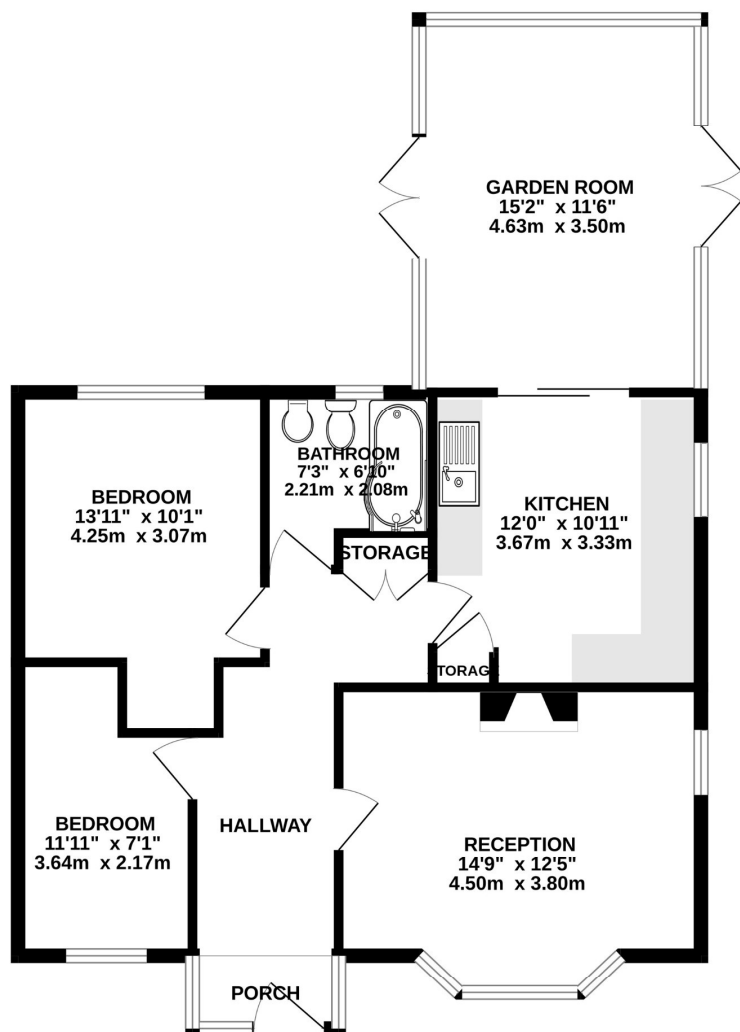
Tenure

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
835 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.5 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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