



Broadlands, Stretton, Burton-on-Trent



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£190,000



Key Features

- Modern Semi Detached Home
- Two Bedrooms
- Popular Residential Location
- Close To Amenities & Facilities
- Redecorated & Re-Carpeted Throughout
- Immediate Vacant Possession
- EPC rating D
- Freehold





Situated in this extremely popular location this well presented modern two bedroomed semi detached home is being sold with the benefit of immediate vacant possession. In brief the accommodation comprises: - open canopied entrance, entrance hall, bay windowed front sitting room, open plan dining kitchen and on the first floor a landing leads to two well proportioned bedrooms and bathroom with modern white suite. Outside a driveway to the front provides ample parking and to the rear is a good sized patio and mainly lawned garden beyond.

Accommodation In Detail

Open Canopied Entrance

having obscure Upvc double glazed entrance door leading to:

Entrance Hall

having one central heating radiator, thermostatic control for central heating and staircase rising to first floor.

Front Sitting Room 3.1m x 4.06m (10'2" x 13'4")

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

Re-Fitted Breakfast Kitchen 4.03m x 2.8m (13'2" x 9'2")

having a good range of grey fronted base and eye level units with complementary timber working surfaces, four ring electric hob with oven under and extractor over, stainless steel sink and draining unit, Upvc double glazed French door with light to side, Upvc double glazed window to rear, one central heating radiator and useful understairs storage cupboard housing fitted Baxi condensing combi gas fired central heating boiler.

On The First Floor

Landing

having access to loft, fitted smoke alarm and airing cupboard with shelving.

Master Bedroom 2.85m x 4.04m (9'5" x 13'4")

having two Upvc double glazed windows to front elevation, one central heating radiator and built-in triple wardrobe.

Bedroom Two 2.05m x 3.43m (6'8" x 11'4")

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

Bathroom

having modern white suite comprising panelled bath with electric shower over, pedestal wash basin, twin flush wc, one central heating radiator, obscure Upvc double glazed window to rear elevation, low intensity spotlights to ceiling, one central heating radiator, full tiling complement around bath area and half tiling to further walls.

Outside

A driveway to the front provides ample parking and there is a mainly lawned fore garden. To the side is a storage area. To the rear is an enclosed good sized garden well screened by timber fencing and featuring flagged patio area, shaped lawns, herbaceous borders and beds.

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.

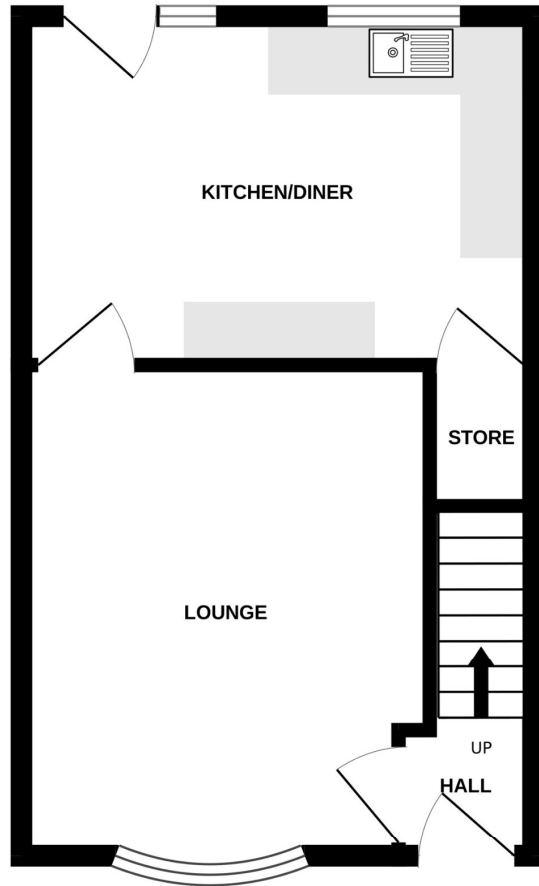
Note

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 cooperation in order that there will be no delay in agreeing the sale.



GROUND FLOOR



1ST FLOOR

