



Astil Street, Stapenhill, Burton-on-Trent



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£125,000



Key Features

- Traditional Terraced Home
- Popular Residential Location
- Upvc Double Glazing & Gas Fired Central Heating
- Immediate Vacant Possession
- Competitively Priced For Quick Sale
- Two Bedrooms
- EPC rating C
- Freehold





Situated in a popular position this competitively priced two bedroomed traditional terraced home is sure to be of interest to a first time buyer or investor. In brief the accommodation comprises: - entrance porch, front sitting room, rear sitting room, fitted kitchen, lobby, ground floor bathroom and on the first floor a landing leads to two good sized bedrooms. To the front is a small fore court and to the rear is a pleasant enclosed garden screened by timber fencing and laid to patio.

Accommodation In Detail

Half obscure Upvc double glazed entrance door with obscure double glazed lights to side leading to:

Entrance Porch

having hardwood entrance door leading through to:

Front Sitting Room 3.5m x 3.5m (11'6" x 11'6")

having Upvc double glazed window to front elevation, fitted meter cupboard, feature fireplace, one central heating radiator and coving to ceiling.

Rear Sitting Room 3.5m x 2.5m (11'6" x 8'2")

having useful understairs storage cupboard, one central heating radiator, Upvc double glazed window to rear elevation, thermostat for central heating and doorway giving access to first floor staircase.

Re-Fitted Kitchen 2.5m x 1.85m (8'2" x 6'1")

having a good range of white fronted base and eye level units with complementary rolled edged working surfaces, four ring gas hob with electric oven under and extractor over, stainless steel sink and draining unit, Upvc double glazed window to side elevation and fitted Ideal condensing combi gas fired central heating boiler.

Rear Lobby

having one central heating radiator and half obscure double glazed door to rear elevation.

Bathroom 1.88m x 1.8m (6'2" x 5'11")

having modern white suite comprising panelled bath with shower attachment over, pedestal wash basin, low level wc, extensive tiling around bath area, heated chrome ladder towel radiator, obscure Upvc double glazed window to side elevation and fitted extractor.

On The First Floor

Landing

having access to loft space and fitted smoke alarm.

Bedroom One 3.37m x 3.5m (11'1" x 11'6")

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

Bedroom Two 3.5m x 2.53m (11'6" x 8'4")

having overstairs storage area, one central heating radiator and Upvc double glazed window to rear elevation.

Outside

To the front of the property is a small fore garden. To the rear is a yard which in turn leads to a hard landscaped garden laid to slabs.

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

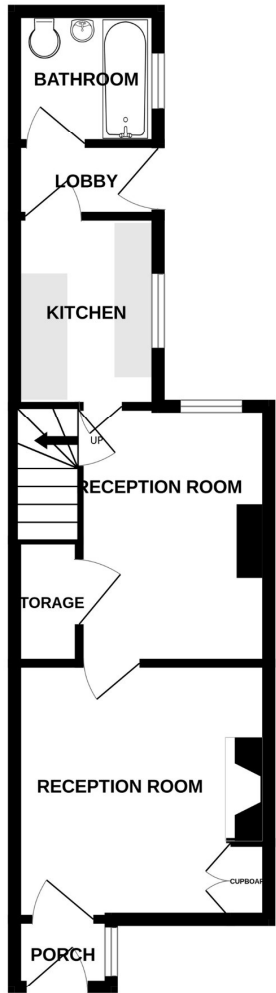
Freehold - with vacant possession upon completion. Newton Fallowell recommends that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

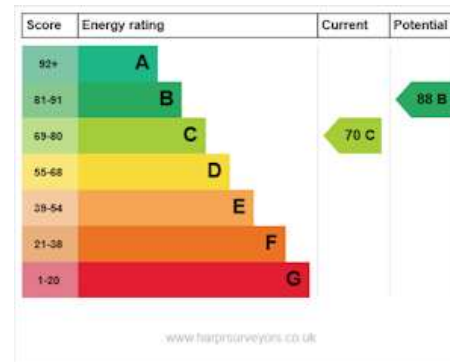
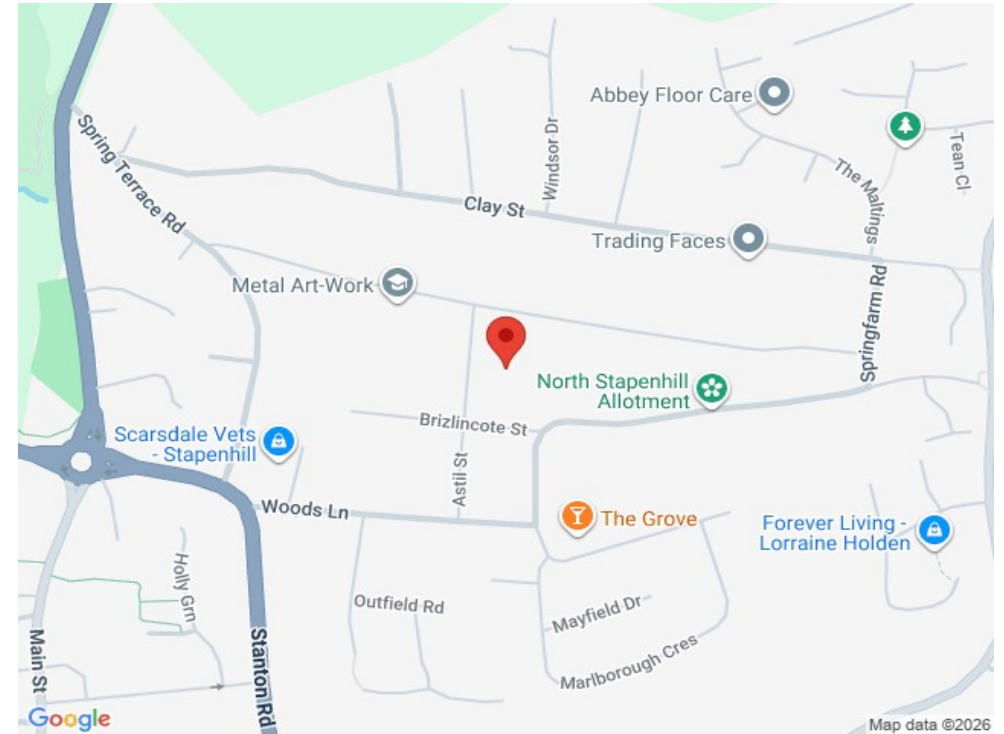
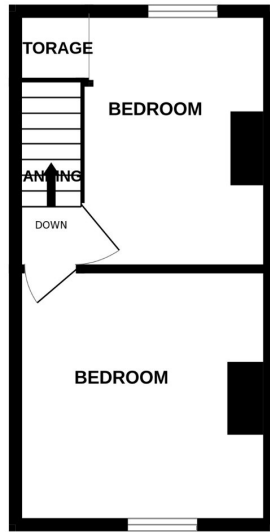
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

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



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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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