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SALES & LETTINGS

Fontwell Road, DE14 3BJ

Asking Price £185,000

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* * * SELLING WITH TENANT IN SITU * * *

This well-proportioned mid-terraced home in Branston, Staffordshire offers off-street parking, an integral garage, and a generous rear garden. Inside, the property features a bright lounge to the front and a kitchen diner to the rear with access to the garden. Upstairs are two bedrooms, along with a family bathroom with a shower over the bath. The rear garden is mainly laid to lawn with a patio area, enclosed by fencing, providing a private outdoor space with potential for further landscaping, making this a practical home close to local amenities and transport links.

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Accommodation

Ground Floor:

The property opens into a welcoming entrance hallway with stairs rising to the first floor and a door leading into the lounge. The lounge is positioned at the front of the property, featuring a double-glazed window allowing natural light to fill the space, with ample room for seating and living room furniture. To the rear, there is a kitchen diner fitted with a range of matching wall and base units, a worktop incorporating a sink with drainer and mixer tap, a gas hob with extractor above, and an integrated oven below. The dining area offers space for a table and chairs, with a double-glazed door providing direct access to the rear garden, ideal for indoor-outdoor living.

First Floor:

The landing provides access to two bedrooms and the family bathroom. The master bedroom is positioned at the front of the property and offers space for a double bed and additional furniture. The second bedroom is a single, suitable as a child's room, dressing room, or home office. The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over and screen, low-level WC, and a wash hand basin with tiled splash backs.

Outside:

To the front, the property features a driveway providing off-street parking, leading to an integral garage for storage or additional parking. There is a small lawned garden, and a pathway to the covered entrance porch. The rear garden is mainly laid to

lawn and is enclosed by timber fencing, with a patio area ideal for seating and entertaining. Established planting and a mature tree provide interest, with potential for further landscaping to suit the new owner's preferences.

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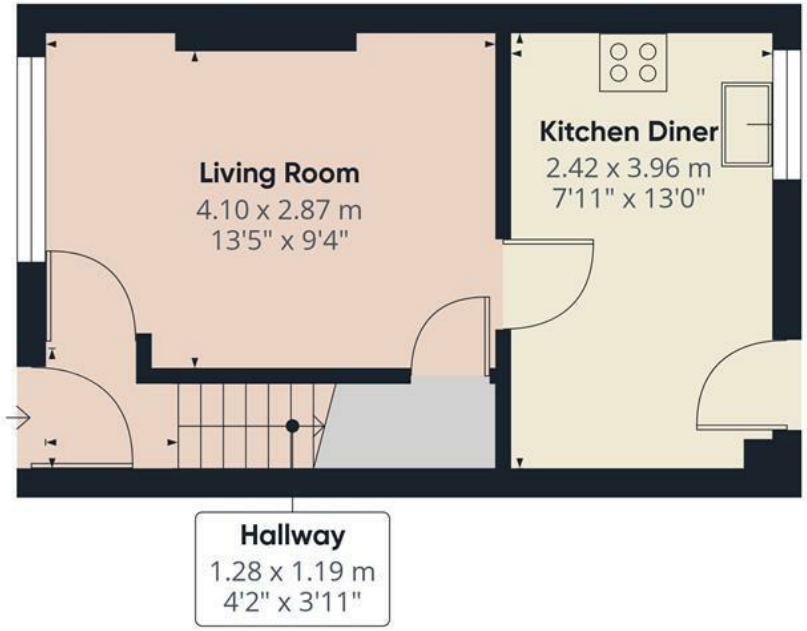
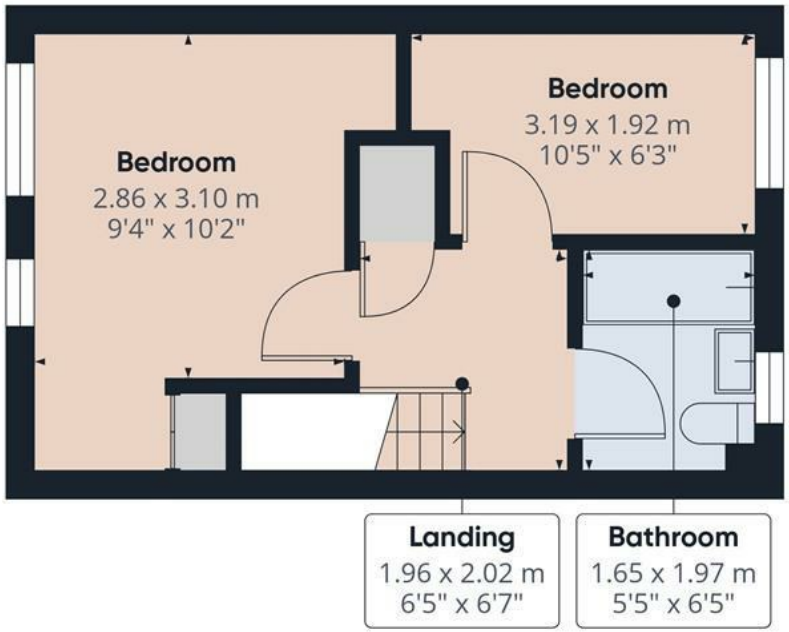


Floor 0



Floor 1

Approximate total area(1)

49.7 m²

533 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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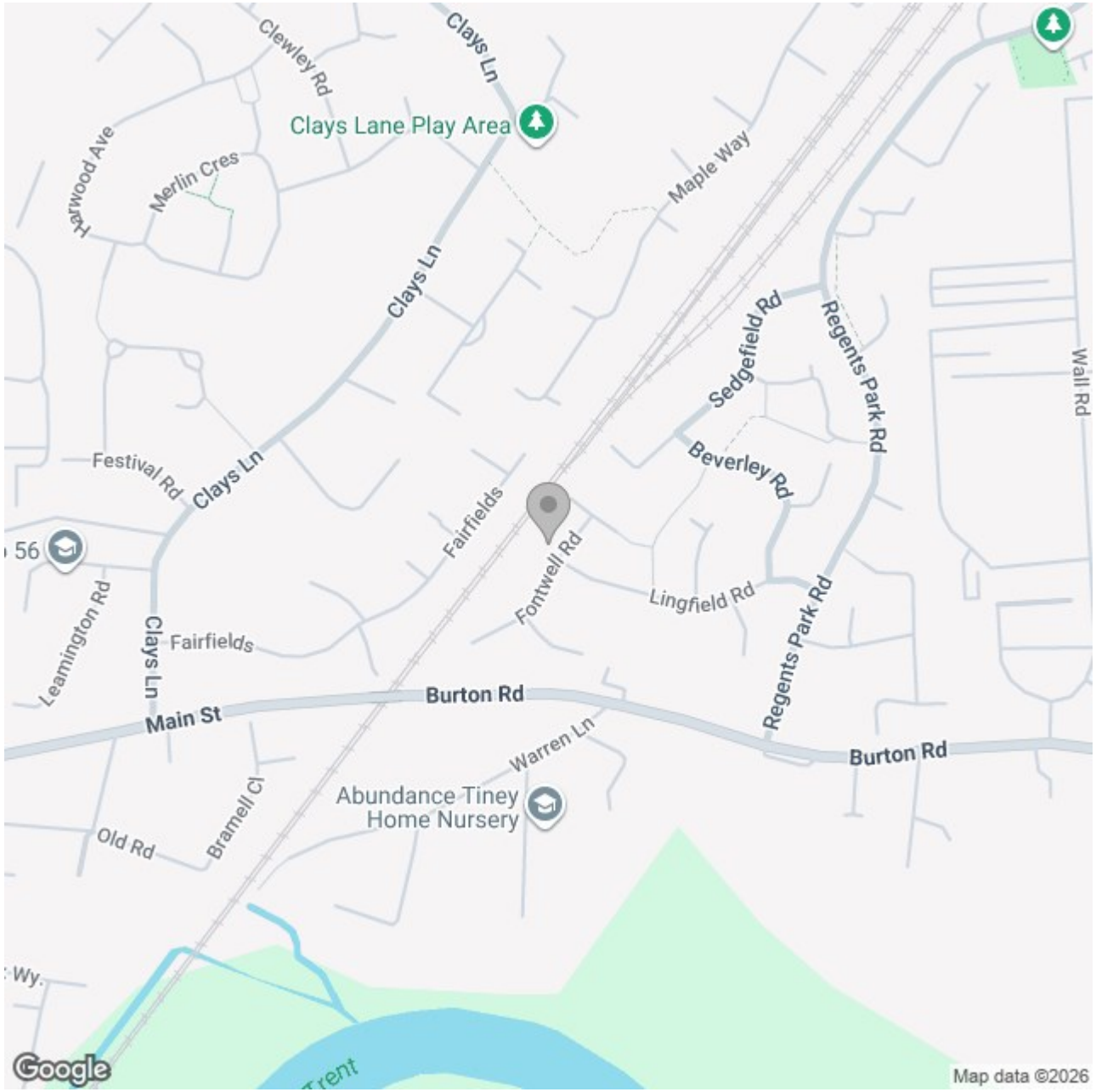

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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